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HOUSING ELEMENT  
AND  
TECHNICAL APPENDIX

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Planning  
City of San Buenaventura  
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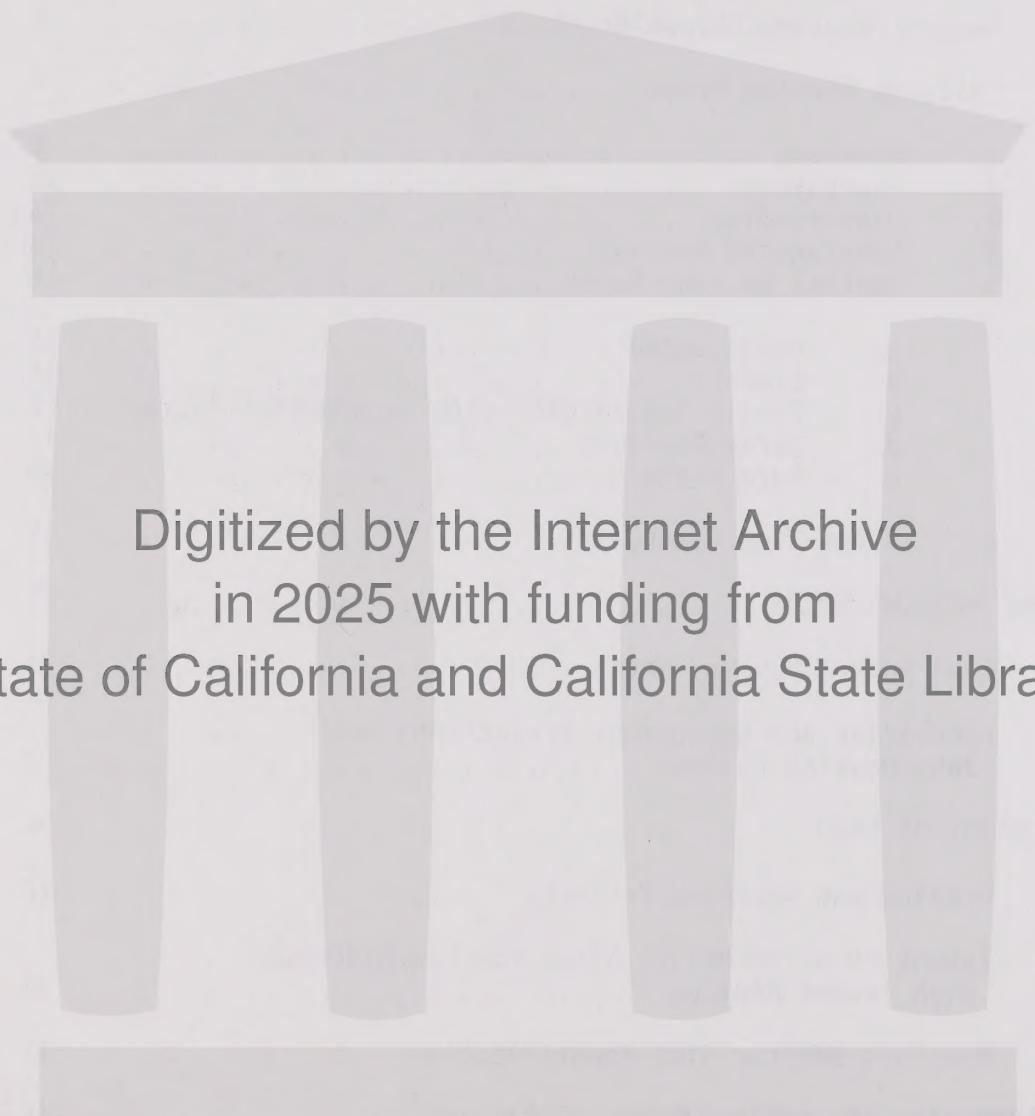
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## HOUSING ELEMENT TECHNICAL APPENDIX

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Exhibit 2	State Department of Housing and Community Development Comments of City of San Buenaventura Draft Housing Element
Exhibit 3	City of San Buenaventura Affordable Housing Program
Exhibit 4	Redevelopment Agency Housing Production Plan
Exhibit 5	Units at Risk - Checklist
Exhibit 6	City Council Resolution
Exhibit 7	State Department of Housing and Community Development Compliance Finding



## I. INTRODUCTION

This Housing Element Technical Appendix is part of the City's Comprehensive Plan. It complements the goals, general objectives, and policies contained in the Housing Element of the Plan. Together, the Housing Element and Technical Appendix address state housing goals and local housing needs.

The Technical Appendix contains the following sections:

- Existing Conditions: General housing characteristics and housing needs by category, including new construction, rehabilitation and replacement, and special needs. 1980 Census information was the primary source of demographic information. Preliminary 1990 Census figures were used when available.
- Future Housing Needs: Future housing needs as set forth by the Regional Housing Needs Assessment for Southern California, along with population and employment projections and information on the balance between jobs and housing.
- Inventory of Land: Vacant, residentially designated lands available and suitable for housing development and redevelopment, and the ability of these lands to satisfy housing needs.
- Governmental and Non-governmental Constraints: A description of land use controls, building codes, development fees, resource constraints, cost of land, and other factors which impede meeting housing objectives.
- Energy Conservation: Methods to encourage energy conservation.
- Progress Review: Summary and analysis of progress made under the previous Housing Element.

- Housing Programs: Description of a schedule of programs designed to address housing needs over the next five years, with quantified objectives, where appropriate, and implementation responsibilities, including who will carry out the programs, funding and scheduling. A summary table sets forth quantified targets for housing construction, rehabilitation and conservation.
- Other Housing Program Components: Explanation of how other requirements for the Housing Element are met, including equal housing opportunity, citizen participation, consistency with the Comprehensive Plan, and housing in the coastal area.

State Housing Element Guidelines are contained in Exhibit 1.\* The State Department of Housing and Community Development's comments on the Draft Housing Element are included in Exhibit 2.\*

Provision of adequate and affordable housing has become a critical issue in the City, as it has throughout coastal Southern California. The City has initiated a variety of programs to meet increasing housing needs, including innovative incentives for 100% affordable housing projects. The Affordable Housing Program is presented in Exhibit 3.\*

Despite the City's past efforts, the City has lost ground in meeting housing needs, especially in terms of affordability. This is largely as a result of regional economic and population growth beyond Ventura's ability to control, dramatic increases in the price of land and housing, and water and air quality constraints.

The Southern California Association of Governments (SCAG) region's (Ventura, Los Angeles, San Bernardino, Riverside, Orange and Imperial Counties) population has grown to over 13 million people, and has been projected to grow by another five million persons by the year 2010.

\*Exhibits 1, 2 and 3 are presented for informational purposes only, and are not adopted as part of the Housing Element Technical Appendix which is incorporated into the Comprehensive Plan by reference.

Coastal Southern California has some of the highest housing costs in the country. As one of the most desirable locations to live within the region, Ventura has experienced unprecedented upward pressure on housing costs. In 1988, the median resale price of a single family home rose to over \$200,000. These trends have placed home ownership beyond the reach of many first-time buyers, and reduced housing opportunities for lower income groups. Given these powerful regional trends, the City's primary challenge is to try to moderate the decline of local housing affordability.

Unfortunately, the City cannot fully meet State mandated Regional Housing Needs Assessment (RHNA) objectives as set forth by SCAG for housing over the next five years (July 1989 - June 1994). Constraints imposed primarily by air quality, water supply, and the price of land require that the City establish objectives which differ from identified housing needs, as provided for under Section 65583(b) of the Government Code. The City's revised objectives are shown in Chart 1, under "City Estimate," for new construction.

Chart 2 identifies the estimated maximum number of housing units that can be constructed, rehabilitated, and conserved over the five-year time frame (July 1989-June 1994) in the City of San Buenaventura.

CHART 1  
 CITY OF SAN BUENAVENTURA  
 HOUSING BY INCOME CATEGORY

Income Category	% of Median Income	Income Level	Monthly Housing Expense	Built 1987-Oct 1991 (DU)	City Estimate Built to 1994 (DU)	RHNA 6/89-7/94
Very Low	< 50%	< \$22,600	< \$565	122	-0-	698
Low	50%-80%	\$22,600-\$35,700	\$565-\$893	457	10	1,044
Moderate	81%-120%	\$35,700-\$53,550	\$893-\$1,339	1,147	634	892
High	> 120%	> \$53,550	> \$1,339	667	748	1,482
TOTAL				2,393	1,392	4,116

Income levels and expenses as of February 1991, based upon 3-bedroom/4-person households.

Assumes 40% of apartments low or very low income and 60% moderate income.

**CHART 2**  
**QUANTIFIED FIVE-YEAR HOUSING OBJECTIVES**  
**TO BE COMPLETED BY 1994**

	YET TO BE CONSTRUCTED (DU)	REHABILITATED (DU)	CONSERVED (DU)*
VERY LOW	-0-	75	
LOW	10	38	1,965
MODERATE	634	37	
HIGH	<u>748</u>	-	-
	1,392	150	1,965

\*Of the 1,965 units to be conserved, 1,835 units are distributed among very low, low and moderate categories. They are basically units in the City's mobile home parks which are required to be maintained. The remainder are a federally assisted project of 130 apartment units.

In addition, Project Understanding is completing an Emergency Shelter in the west end of Ventura that will provide approximately 17 beds for homeless persons.

The Salvation Army, and Turning Point Foundation, both are in the preliminary stages of planning shelters at their existing sites. The Salvation Army proposes to develop a Family Transitional Shelter, housing 4-6 families at a time. The Turning Point Foundation proposes to develop an Emergency Shelter, primarily serving mentally ill individuals.

Catholic Charities received 11 acres of donated land in the east end of Ventura. They propose to develop a transitional family homeless shelter, at least 50 units in size.

## II. EXISTING CONDITIONS

### A. GENERAL HOUSING CHARACTERISTICS

In order to assess housing needs in the City, it is necessary to know what the existing housing characteristics are. Chart 3 summarizes the City's housing characteristics.

Because no single comprehensive data source exists, the information in Chart 3 is compiled from a variety of sources, including the 1990 Census, and the California Department of Finance.

#### CHART 3 - HOUSING CHARACTERISTICS

Total Estimated Population (4/1/90)	92,575
Group Quarters	2,169
Population in Households	90,406
Housing Units	37,343
Vacancy Rate	5.18%
Occupied Units	35,408
Rental Occupied Units	15,934 (45%)
Owner Occupied Units	19,474 (55%)
Single Family Dwellings	22,817 (61.1%)
SF Detached	20,539 (55%)
SF Attached	2,278 (6.1%)
2-4 Units	4,070 (10.9%)
5+ Units	8,178 (21.9%)
Mobile Homes	2,278 (6.1%)

Source: 1990 Census  
Department of Finance

## B. EXISTING HOUSING NEEDS

The City's housing needs have many components. In order to adequately assess these needs, it is necessary to examine the components individually. They include the following categories: (1) households that are homeless; (2) those that are overpaying for their housing; (3) those that are overcrowded; (4) and occupied units that are in substandard condition. Furthermore, it is necessary to review special housing needs such as housing for handicapped, elderly, single-parent, large, and farmworker households.

### 1. Homeless

One aspect of the housing need that is growing rapidly, and has received increased attention, is the problem of the homeless. The homeless population is growing in size and is also changing from the traditional image of the indigent, single male. The "New Homeless" have been created by the combination of high housing costs, changes in governmental support policies, and other factors. Lower income households live on a very narrow margin, and any unexpected expense, or more significantly, the loss of a job, can cause these households to lose their housing. Federal support programs have been drastically cut. Once out of the housing market, it becomes increasingly more difficult for these households to reacquire permanent shelter, as the higher costs of living in temporary quarters or "on the street" prevent households from saving enough money for first and last months' rent and security deposit, much less a down payment for a house. These problems have created a new population of homeless that includes families with children, especially single-parent families; young runaways; and battered women.

In addition, Federal and State policies designed to shift the care of mentally disabled persons to local jurisdictions have had limited success. The result has often been to force these people, most of whom are not competent to care for themselves, out onto the streets, where their condition rapidly deteriorates.

a) Estimated Number of Homeless

By its very nature it is difficult to count the homeless, much less assign even an approximate number to any particular city. In a 1991 report prepared by the County of Ventura's Homeless Ombudsman, it is estimated there are 1,850 "easily identifiable" homeless persons in the County, and 1,000 to 2,000 more living in garages, cars, trailers, or with friends. Therefore, it is estimated the County has between 1,850 and 4,000 homeless individuals. The report derives an estimate of 333 to 720 homeless persons in the City of Ventura. The City's Housing Assistance Plan (HAP) (FT 1988-1991) prepared for the U.S. Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) Program, estimates that from 200-450 homeless persons are in Ventura, and in need of emergency or transitional shelter.

It should be noted the 1990 Census reports a much lower estimate of homeless persons in Ventura County. It indicates there are 401 homeless individuals in shelters and 103 individuals on the street, for a County total of 504 homeless persons.

The following information was collected from local homeless service providers in order to report the most detailed information possible.

### Ventura Salvation Army - 1990 Calendar Year

This local organization served 150-160 homeless case per month in the City of Ventura. These included families, single men and single women. Their ethnic background is as follows:

10% Black  
3% Asian  
37% Hispanic  
50% White

### Ventura County Homeless Ombudsman Program - 1989 Calendar Year

This program served 128 homeless cases (291 individuals) in the City of Ventura. These included families, single men and single women.

### Turning Point Foundation - 1990 Calendar Year

This program served 30-45 homeless people. These included single men and women who were mentally disabled.

### Project Understanding - 1990 Calendar Year

This group served approximately 146 homeless cases in the City of Ventura. These were all families that included 356 children. Project Understanding placed 74 homeless families in housing and helped 72 families remain in their homes through eviction prevention.

### Zoe Christian Center - 1989 Fiscal Year

The center, located in Oxnard, served approximately 4,478 individuals; 862 were from the City of Ventura.

The following information details the total client population served:

Infants - 5 years	1,077
6 - 12	741
13 - 17	395
18 - 29	1,573
30 - 60	1,659
60+	110

11.0% Black  
0.3% Asian  
56.0% Hispanic  
28.0% White  
4.7% Other

30% Male  
70% Female

b) Estimated Number of Shelter Beds, Hotel/Motel Vouchers Available

Chart 4 identifies existing shelter and voucher programs that serve Ventura's homeless population.

#### CHART 4 - HOMELESS PROGRAMS

<u>SHELTER PROVIDER</u>	<u>LOCATION</u>	<u>NUMBER OF BEDS</u>	<u>TYPE OF SHELTER</u>	<u>SERVING</u>
Project Understanding	Ventura	20 beds	emergency	families women
Coalition Against Household Violence	Ventura	17 beds	transitional	families
Religious Coalition Adopt a Family	Ventura	3-6 trailer	transitional	families
Zoe Christian Center	Oxnard	200 beds	emergency & transitional	families women
Ventura County Rescue Mission	Oxnard	72 beds	emergency	men
Armory Winter Warming Shelter	Oxnard	100 beds	emergency	all
Housing Authority	Ventura	24 Section 8 7 vouchers	transitional	families
Salvation Army	Ventura	495 vouchers (1990)	emergency	all
Ventura County Mental Health	Ventura	700 vouchers (FY 1990)	emergency	mentally disabled
American Red Cross	Ventura	vouchers as available	emergency	all

Source: City of Ventura Survey

c) Unmet Homeless Shelter Needs

At any one time, approximately 200-450 homeless persons are located in Ventura and many are in need of emergency or transitional shelter. Currently, an estimated 150 beds are available in Ventura for this population. In addition, in the adjacent community of Oxnard, a portion of the 372 existing beds serve Ventura's homeless population. Ventura also has voucher programs available through four different organizations.

The Ventura Salvation Army recently submitted a proposal to expand its site and develop a family transitional shelter. This shelter would ultimately serve 8-15 families at any one time, with the possibility of expanding to serve 36-72 families per year. The City has drafted an exclusive negotiating agreement with the Salvation Army for this project. The draft agreement reserves \$200,000 for a one year period during which the City will work with the Salvation Army to assist development of the shelter. The Turning Point Foundation is exploring the possibility of converting its drop-in center for the mentally ill into an overnight shelter. It is estimated 12 people could occupy the site at night.

Catholic Charities recently received a donation of approximately 11 acres of vacant church-owned land located in the east end of Ventura. The preliminary proposal is to develop a minimum of 50 units for a transitional homeless family shelter possibly including some affordable senior units.

This leaves a remaining unmet need of approximately 50 emergency and transitional shelter beds.

2. Overpayment

A key determinant of housing need is the number of households paying too much for their housing. Households are considered to be paying too much for housing when they are spending over 25% to 30% of their gross monthly income for housing. Based on the standard of 30% or more of gross monthly income for housing costs, the Regional Housing Needs Assessment (RHNA) for Southern California prepared by the Southern California Association of Governments (SCAG) identifies 6,522 lower income households in Ventura as overpaying for housing. Of these, 1,136 are owner-occupied households, and 5,387 are renter-occupied. (There is a mathematical discrepancy of one household when owner and renter-occupied households are totaled; this is probably attributable to rounding in the RHNA computer model.)

3. Overcrowding

The HUD definition of overcrowding is set at 1.01 or more persons per room. The statistics below on overcrowding are based upon 1990 Census data.

CHART 5 - OVERCROWDED HOUSEHOLDS

<u>People Per Room</u>	<u>Owner Units</u>	<u>Rental Units</u>	<u>Total</u>
1.01-1.50	358	790	1,148
1.51 or more	222	797	1,019
Total	580	1,587	2,167

Source: 1990 Census

The above figures reveal that 2,167, or approximately 6% of the households in Ventura, are considered overcrowded.

4. Substandard Housing

Many households are housed in substandard units. Substandard housing is defined as housing which does not meet HUD Section 8 existing housing standards. Chart 6 is based on the City's HAP figures for substandard housing.

**CHART 6 - SUBSTANDARD UNITS**

Tenure	SUBSTANDARD UNITS			SUITABLE FOR REHABILITATION			Total
	Occupied	Vacant	Total	Occupied		Va-	
				Not Lower Income	Lower Income	cant	
Owner	426	8	434	239	145	7	391
Renter	1,026	41	1,067	362	561	37	960
TOTAL	1,452	49	1,501	601	706	44	1,351

Source: City HAP (FY 1988-1991)

The figures indicate that 1,452 of Ventura's occupied housing units, or approximately 4%, are substandard. This information suggests 150 units (1,501 substandard units - 1,351 units suitable for rehabilitation) require replacement.

The Census statistics list a variety of housing conditions. Data from 1980 indicate of the occupied housing units, 739 had no kitchen facilities, 777 had no bathroom or only half a bath, and 475 lacked complete plumbing for their exclusive use. These units are included in the substandard housing figures.

5. Special Housing Needs

a) Disabled

The State Department of Rehabilitation estimates that 11% of the population under the age of 65 has some form of physical disability. The City includes an estimated population of 81,028 individuals under 65, which yields an estimate of 8,913 persons in that age group with some form of physical disability. The estimated population 65 and over is 11,547, or about 12.5% of the City total. The 1980 Census indicated that 14% of the City's population 65 years and older had a mobility disability, which projected forward would equal 1,617 persons. Thus, the total estimated population in Ventura with some form of physical disability is 10,530 persons.

The housing needs of disabled persons vary with the type and severity of the handicap. Not all individuals require specialized housing considerations. However, a large percentage of those who are able to live independently require a street level unit with kitchen and bathroom modifications. Accessibility to public transportation is also desirable. In addition to these needs, is often the need for affordable housing. No statistics are available on the total number of units equipped for handicapped persons; however, the Ventura Housing Authority operates 42 handicapped units in the City.

b) Elderly

As noted under the preceding discussion of handicapped needs, the 1990 Census indicates 11,547, or approximately 12.5% of the City's population is 65 years and older. Many of these elderly residents are severely affected by the rapid rise in the cost of housing.

The 1980 Census also indicates that 7.3% of those people 65 years and older, or about 843 residents (projecting Census data forward), have incomes below the poverty level. The City HAP for FY 1988-1991 indicates, of the households requiring housing assistance, 31.9% are comprised of elderly persons. The City HAP identifies 1,565 households represented elderly in need of rental assistance.

Low-income renters are not the only senior residents who are experiencing problems as a result of high housing costs. Many elderly homeowners living on limited retirement income have untapped equity in their home; however, they have difficulty meeting the day-to-day cost of living. Alternatively, they could sell their homes and use the capital gain for living expenses or take advantage of reverse equity programs. This alternative requires affordable replacement housing such as a lower cost condominium, a less expensive single family home, an apartment or a mobile home. The high cost of any dwelling (single family detached or condominium), high interest rates, the limited number of mobile home park spaces, and the lack of affordable, accessible rentals may make it difficult for seniors to maintain a home and meet their living expenses.

c) Single Individuals with Dependent Children

Single-parent households are also subject to special housing problems. Such households frequently are in a lower income range, particularly when the single parent is female. Households with children typically have more difficulty finding adequate, affordable housing, which is aggravated when it is a single-parent household with a lower income.

The 1990 Census indicates that 13.4% of City families are headed by single parents with children in the home. An estimated 23% of these are male and 77% female.

Male Householder, No Spouse, with Children -	746
Female Householder, No Spouse, with Children -	<u>2,430</u>
	3,176

Currently there is over a one-year waiting period for single-parent families seeking housing through the Housing Authority. They estimate that over 30% of all assisted units are occupied by single-parent families. Other possible needs of single-parent families, beside affordable housing, are available day care, schools near their place of residence and latch-key programs.

d) Large Families

The U.S. Department of Housing and Urban Development (HUD) definition of a large family is one with five or more members. The 1990 Census indicates that 3,300 or 9.3% of the City's households have five or more members, the majority of these are family units. Projections from 1980 Census figures estimate that there are only 949 houses with five or more bedrooms; hence, a need exists for housing to accommodate large households. Although not a major sector of the City's housing needs, the low income, large household presents a special problem due to the large disparity between housing costs and household incomes.

Large households with children have an even more difficult time finding housing. Rental complexes may be restricted to adults only or only have one or two bedroom units. Therefore, there is even a more critical need to provide housing, particularly rental units, for families with children.

e) Farm Workers

Agricultural employment in California generally consists of low paid, hourly workers. A Migrant Farmworker Housing in California study, prepared by the State of California Department of Housing and Community Development, estimates a total of 19,060 farmworkers were employed in Ventura County during the peak months of 1986. The total consists of 6,940 regular and 12,120 seasonal farmworkers. SCAG estimates those employed as farmworkers in the City of Ventura are 4.83% of the County figure. This is equivalent to approximately 920 total farmworkers: 335 regular and 585 seasonal workers.

To underscore the transitional nature of this employment, the California Department of Employment Development reported 36,475 persons (different Social Security numbers) held farm jobs in Ventura County during 1987.

The housing problems farmworkers face are largely because of low annual incomes. A 1990 survey prepared by the California Institute of Rural Studies reports average annual earning from all jobs of persons who were employed in at least one Ventura County farm job in 1987 was \$7,615. The average employee in California agriculture works successively at about 2 different agricultural jobs per year, and most do not work continuously on a year-round basis.

Housing for this income bracket is usually provided through State or Federal subsidy programs. The Cabrillo Economic Development Corporation has also been active in meeting farmworker housing needs, including projects in the City's Planning Area.

## 6. First-Time Home Buyers

A further aspect of housing need that is difficult to quantify is the need for affordable housing for the first-time home buyer. Young, moderate income households are caught between increasing rents which make it difficult to accumulate savings for a down payment on a home and the high and rising costs of purchasing a home. A moderate income household is defined as one making between 80% and 120% of the median income for families in the County. The standard for housing expense is 30% of gross monthly income for all housing expenses which includes property taxes and insurance. Chart 7 translates these standards into affordable monthly housing expense, using HUD's 1993 median income for a family of four.

**CHART 7 - INCOME AND HOUSING EXPENSE**

<u>Income Category</u>	<u>Income Range</u>	<u>Monthly Housing Expense Total</u>	<u>Monthly Payment Expense-Net</u>
Low	Less than 39,700	\$ 992 or less	\$ 827 or less
Moderate	\$39,700-\$66,250	\$ 992-\$1,656	\$ 827-\$1,380
High	Over \$66,250	\$1,657 or more	\$1,381 or more

To further illustrate what this means to a family trying to buy housing; if a moderate income household was trying to purchase a home, and was able to obtain mortgage financing at a 7.5% fixed rate for 30 years, a \$827 monthly payment would support a loan of approximately \$118,276. If the family were able to accumulate \$29,569 for the usual 20% down payment, they could then afford a \$147,850 unit. At the higher end of the moderate income range, a family able to spend \$1,380 monthly could support a loan of approximately \$197,364 at a 7.5% fixed rate for a 30 year term, so that with a \$49,341 (20%) down payment, they could afford a \$246,700 unit.

There are a limited number of single family homes available for sale in the low price range. While condominiums are generally available at lower prices than detached units, the condominium association fee, usually in excess of \$100 per month, increases the monthly expense. In order to maintain the same monthly housing expense, the sale price of the condominium would have to be at least \$10,000 less. Housing costs in Ventura County are now among the highest in California. As of November 1990, the median price of existing homes in Ventura was \$217,00 and new homes \$219,000. Although these are affordable to households at the higher end of the moderate income range most households have difficulty accumulating the large down payments usually required for the loan.

These figures demonstrate that it is very difficult for the moderate income household to purchase their first home. Low income households, and moderate-income households in the lower portion of that range, are effectively excluded from the home-buying market and must rely on rental units to provide housing.

### III. FUTURE HOUSING NEEDS

#### A. RHNA FUTURE HOUSING NEEDS

The Regional Housing Needs Assessment (RHNA) for Southern California produced by the Southern California Association of Governments (SCAG) in June, 1988 sets forth existing and projected housing needs for each locality in the six-county SCAG region. Under State law, local housing elements must address the locality's "fair share" of the regional housing need, by income group, as set forth by the RHNA. The future housing needs for Ventura from the RHNA are presented in Chart 8.

CHART 8 - FUTURE HOUSING NEEDS JUNE, 1988 - JULY 1, 1994

<u>Income Category</u>	<u>No. of Units</u>	<u>% of Total</u>
Very Low	698	17%
Low	1,044	25%
Moderate	892	22%
High	<u>1,482</u>	<u>36%</u>
TOTAL	4,116	100%

Source: Regional Housing Needs Assessment for Southern California, SCAG 1988

Of the total of 4,116 new dwelling units called for under the RHNA, 3,507 are to account for growth in the number of households. Of the remaining 609 cited by the RHNA, 566 represent a "vacancy adjustment," and 43 a "demolition adjustment." The vacancy adjustment is an attempt to increase the number of units and create a more desirable vacancy factor in the overall housing inventory. A local concern, given recent regional market conditions, is that excess units might merely attract more in-migrant residents to the community, rather than satisfy existing local or regional needs. The demolition factor is to replace the number of units projected to be demolished.

The total number of lower income units (both very low and low income) cited for Ventura, 1,742, as well as the percentage of overall need, 42%, is the highest of any city in Ventura County. Since Ventura has, and is projected to have, only the fourth highest population of cities in the County, and currently has neither the highest nor the lowest income levels or inventories of lower income housing, the RHNA targets will be especially difficult for the City to achieve.

B. POPULATION AND EMPLOYMENT PROJECTIONS AND JOBS/HOUSING BALANCE

While State law requires that the City's analysis of housing needs include its share of regional housing needs as presented in the RHNA (i.e., it is assigned, and not derived by the locality's analysis), it is also useful to review local projections for population, employment and housing production. This is especially relevant in light of growing importance in the region and throughout the State of striving to achieve a better balance between the creation of jobs and new housing to support these workers.

The Comprehensive Plan provides for a maximum population of 115,000 by the Year 2010, indexed to the 1990 Census and subject to available resources to support this amount of growth. This represents population growth of approximately 1,000 persons annually, which is at the low end of the range experienced during recent years in Ventura. The Comprehensive Plan also provides for a maximum population of 105,000 by the Year 2000, indexed to the 1990 Census and subject to the availability of additional water supplies needed to serve this population. If additional water supplies sufficient to support this level of population are not secured, the maximum population is 102,000. This is what currently available local sources are estimated to be able to support based on normal rainfall conditions.

The Final Environmental Impact Report (EIR) prepared for the Comprehensive Plan update in 1989 also considered a range of

population growth and development alternatives for the City's Planning Area. These alternatives included:

- 94,000 population (build-out through 1990 based upon existing and pending projects);
- 102,000 population (based upon the estimated maximum population which could be served with existing local water supplies);
- 122,000 population (the Comprehensive Plan Review Committee recommended alternative); and
- 147,000 population (based upon the estimated population which could be served with a full allocation of water from the State Water Project).

Based upon this analysis, the EIR projected the following employment growth and associated number of households expected to be generated by the growth in employment (assuming .89 new households per new job). Also presented is the number of new dwelling units (net) estimated to be provided under the City's Residential Growth Management Program for each population alternative.

**CHART 9 - ESTIMATED EMPLOYMENT AND HOUSEHOLD GROWTH**

	ALTERNATIVE				
	1	2	3	4	ADOPTED
New Employment	3,180	10,743	16,947	30,562	17,099
New Households	2,030	9,561	15,083	27,200	15,218
New Dwelling Units	800	3,851	13,807	24,390	10,926

Source: City of San Buenaventura Comprehensive Plan Update to the Year 2010 Final Master EIR, McClelland Consultants, 1989; City staff for "Adopted" with figures derived from the adopted 115,000 population level. (Note: These totals were derived using 1987 as the base year.)

Under this analysis, the alternative adopted by the City Council would result in a jobs/housing ratio of 1.42 (64,773 jobs + 45,500 dwelling units) in 2010, which is slightly above the 1.38 ratio identified in the EIR for the base case. The Southern California Association of Governments (SCAG) has recommended 1.2 as an ideal ratio.

The Comprehensive Plan supports balancing new employment and housing opportunities, and the Housing Element contains a goal of striving to maintain a jobs/housing balance in keeping with accepted regional standards. The Land Use Element also contains a policy calling for the City to investigate a targeting and allocation process, similar to the existing residential allocation process, for commercial and industrial development. The Technical Appendix for the Economic Development Element of the Comprehensive Plan indicates that, based on the best available data, 51.8% of Venturans work within the City. This is highest percentage of any city in the County for residents who work within the city where they reside.

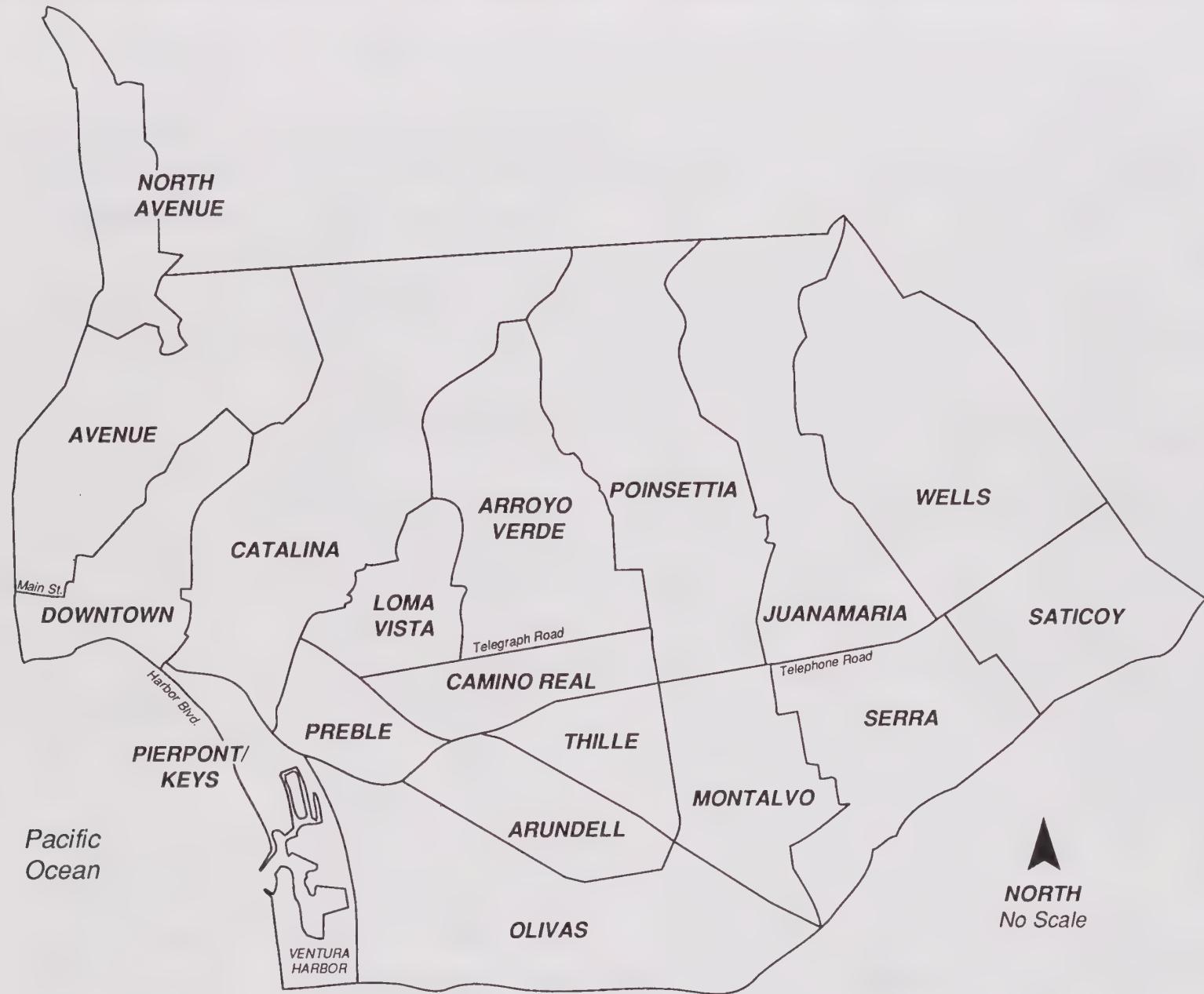
High housing costs throughout the area make it increasingly difficult for new employees to find affordable housing in communities where they work. This is also true in Ventura, where some of the projected employment growth is anticipated to occur in lower paying service sectors of the economy.

Also important is recognition that commercial and industrial development is critical to providing employment for residents, and in generating revenues which allow the City to provide necessary public facilities and services. Without such revenues, especially sales tax revenues from existing and new commercial development, the City would be hard pressed to support new residential development, or to carry out its existing and proposed housing programs.

## IV. INVENTORY OF LAND

### A. PENDING AND APPROVED PROJECTS

Chart 10 lists all currently approved and pending residential projects as of October 1, 1991. The chart provides the project or developer name, the location by Planning Community, the land use designation (and applicable zoning where the land use designation is Existing Urban), the type of proposed dwelling units proposed, the site acreage, the number of dwelling units, the status of the project, and whether or not a population allocation has been received under the City's RGMP. For the approximate location of each project, refer to Map 1 which identifies the Planning Communities listed in Chart 10. As indicated, there are 1,218 approved dwelling units and 535 units pending approval, for a total of 1,753 dwelling units. It is anticipated 748 units will be for high income families, 896 for moderate income families, and 109 units for low and very low income families. (The Land Use Element of the Comprehensive Plan defines various land use designations, lists allowable densities for each designation, contains a matrix which matches allowable zoning category designations with appropriate land use designations, and contains a table which shows potential building intensity and maximum population densities for residentially designated land areas throughout the City.)



**NORTH**  
No Scale

City of San Buenaventura  
**PLANNING COMMUNITY BOUNDARIES**  
July 1991

**CHART 10 - APPROVED\* AND PENDING PROJECTS (10/1/91)**

PROJECT	LOCATION COMMUNITY	LAND USE DESIGNATION	TYPE OF DU	ACREAGE	DU	STATUS	AQMP
WAYNE COLMER	Arroyo Verde	HPR-6	SF	13	20	Pending	Yes
MICHELE	Arroyo Verde	Existing Urban (R-1-7)	SF	7.7	6	Approved	Yes
YING	Arroyo Verde	SF	SF	3	3	Approved (+2 already built)	Yes
CHERRIE	Juanamaria	SF	SF	30	116	Approved (+8 already built)	Yes
GLENFED	Juanamaria	SF	SF	41	272	Approved (+23 already built)	Yes
HAMMER-HEWSON	Juanamaria	SF	SF	19	88	Approved (+19 already built)	Yes
HERTEL	Juanamaria	SF	SF	29	168	Approved (+27 already built)	Yes
TUNIGOLD	Montalvo	Existing Urban (R-1-6)	SF	1.7	5	Pending	Yes
COMMUNITY HOMES	North Avenue	SF	SF	4	24	Approved	Yes
COBBLESTONE	Poinsettia	Existing Urban (RPD-3)	SF	6	3	Approved (+10 already built)	Yes

**CHART 10 - APPROVED\* AND PENDING PROJECTS (10/1/91)**

PROJECT	LOCATION COMMUNITY	LAND USE DESIGNATION	TYPE OF DU	ACREAGE	DU	STATUS	AQMP
McCUNE	Poinsettia	HPR-4	SF	18	3	Approved	Yes
STERLING	Poinsettia	HPR-4	SF	3.5	8	Pending	Yes
WOLTER	Poinsettia	HPR-4	SF	54	1	Approved (+29 already built)	Yes
AFFORDABLE COMMUNITIES	Saticoy	PR-8	SF	24	153	Approved	Yes
SATICOY HOUSING	Saticoy	Existing Urban (R-1-6)	SF	.7	4	Approved	Yes
WESTLAND	Saticoy	PR-8	SF	5.2	20	Pending	Yes
WITTENBERG	Saticoy	PR-8	SF	18	100	Approved	Yes
WITTENBERG	Saticoy	PR-8	SF	29	13	Approved (+309 already built)	Yes
L. JONES/VENWOOD	Serra	SF	SF	2	9	Approved	Yes
KNM DEVELOPMENT	Wells	PR-8	SF	25	147	Approved	Yes

CHART 10 - APPROVED\* AND PENDING PROJECTS (10/1/91)

PROJECT	LOCATION COMMUNITY	LAND USE DESIGNATION	TYPE OF DU	ACREAGE	DU	STATUS	AQMP
CRANDALL	Avenue	C	Condo	.7	14	Pending	Yes
SENECA GARDENS (BULMER)	Avenue	HPR-8	Condo	85	57	Pending	No
VOIGHT	Avenue	TR-20	Condo	.5	7	Approved	Yes
POLITO	Camino Real	PMXD	Condo	2.5	16	Pending	Yes
DIBENEDETTO	Downtown	C	Condo	0.63	10	Pending	Yes
D. MARTEN	Downtown	Existing Urban (R-3-5)	Condo	0.20	3	Approved	Yes
WESTON (WEST RANCH)	Thille	PR-20	Condo	36 (total project)	98	Approved (+215 already built)	Yes
			Condo		113	Pending	No

CHART 10 - APPROVED\* AND PENDING PROJECTS (10/1/91)

PROJECT	LOCATION COMMUNITY	LAND USE DESIGNATION	TYPE OF DU	ACREAGE	DU	STATUS	AQMP
BRUNS	Downtown	C	Apt.	0.3	8	Pending	Yes
JACOBELLIS	Downtown	C	Apt.	0.3	16	Pending	Yes
COUNTY CENTER (TOWBES)	Thille	PR-20	Apt.	4	104	Pending	No
WESTON (WEST RANCH)	Thille	PR-20	Apt.	36 (total project)	144	Pending	No

TOTAL APPROVED: SF 1110  
 Condo. 108  
 Apt. 0  
 Total 1,218 DU

TOTAL PENDING: SF 53  
 Cond. 210  
 Apt. 272  
 Total 535 DU

TOTAL APPROVED AND PENDING: 1,753 DU

Source: Pending Projects, City of San Buenaventura, 1991

LM/360/D3  
 TECHNICAL

In addition to the projects listed, approximately 35-40 dwelling units have been developed annually under the small project set-aside exemption category of the RGMP. The recent amendment to the Downtown Redevelopment Project Area Plan increases the number of dwelling units allowed there by 500.

A population of up to 115,000 can be accommodated by the Year 2010 with lands designated for residential development under the Comprehensive Plan, assuming new water sources can be secured to augment existing local supplies. This inventory is discussed in the following Section B. Thus, the availability of suitable sites is not the limiting factor with respect to meeting the regional share allocation for the City.

Regardless of any changes in land use designations and zoning designations, or projects to extend local public services and facilities, three major constraints combine to limit the City's ability to meet housing needs:

- (1) Federal, State, and regional mandates with respect to air quality;
- (2) Limited water supplies; and
- (3) The high cost of land throughout the region and especially in coastal California.

These constraints, along with others that influence the ability to meet housing objectives, are discussed in Section V.

B. INVENTORY OF POTENTIAL SITES FOR LOW/MODERATE/HIGH INCOME HOUSING

A survey of the City's Planning Area was performed, analyzing publicly and privately owned lands that could be considered appropriate locations for future housing. Within the Planning Area, there is an extensive amount of vacant land with residential land use designations. Staff review was limited to areas with a residential land use designation, regardless of zoning. Rezoning may be necessary in many instances; however, sites which are zoned for non-residential uses are included in this inventory.



Map 2  
City of San Buenaventura  
**HIGH, MEDIUM & LOW INCOME RESIDENTIAL SITES**  
May 1991

## **VERY LOW, LOW, AND MODERATE INCOME NEEDS**

See Map 2.

### **SITE 1**

A 3.6 acre site located within the boundary of the City Redevelopment Area and identified as Redevelopment Block J. The site currently consists of 17 small parcels with a Planned Mixed Use Development (PMXD) land use designation. The zoning is DTR (Downtown Redevelopment). The City has approved an exclusive negotiating agreement with a developer and is negotiating a project that consists of 113 residential units on this site. Ten of these units are expected to be for moderate income and seven for very low income families. Infrastructure is adequate at the site.

### **SITE 2**

A 5.4 acre site located near Ventura Community College and adjacent to the Arundell Barranca at the intersection of Day and Telegraph Roads. The land use designation is PMXD and it is zoned Commercial Planned Development (CPD.) The site could accommodate 70-75 units, and possibly more, if developed as a senior housing project. Infrastructure is adequate at the site.

### **SITE 3**

A 133 acre site comprised of 5 parcels located west of the County Government Center, between Telephone Road and Highway 126. The parcels are zoned AE (Agriculture Exclusive) or R1-1AC (one unit per acre) and all are designated PR-20 (Planned Residential-20 units per net acre. Development of this site could result in a maximum of approximately 2000 dwelling units. Infrastructure is adequate at the site.

### **SITE 4**

A 25.4 acre parcel which is part of a larger site designated PMXD. It is located east of Victoria Avenue, across from a commercial center and near the County Government Center. The 25.4 acre parcel is zoned R1-1AC and could be developed

with a maximum of about 240-250 units. Infrastructure is adequate at the site.

#### SITE 5

This 53 acre site is designated PMXD and zoned RE-5 (Rural Exclusive 5 lots per acre) and R1-1AC. It is located in the eastern part of Ventura, east of Wells Road. The Comprehensive Plan requires that a minimum of 30% of the site shall be developed with residential units at a density of 8 units per net acre. This equates to a minimum of 90-100 units. Infrastructure is adequate at the site.

#### SITE 6

This 56 acre site consists of two parcels which are located in the northwestern portion of the City in the hillside east of the Ventura Avenue area. Both parcels are designated single-family, and zoned RA (Rural Agricultural) and M2 (General Industrial). This site could be developed with a maximum of approximately 290 units. Infrastructure is adequate at the site.

#### SITE 7

A 26.5 acres parcel centrally located near the Highway 126 and 101 Freeway Interchange. The land use designation is PR-20 (Planned Residential - 20 units per acre) and it is zoned AE. It could be developed with about 380 units. Infrastructure is adequate at the site.

#### SITE 8

This site consists of two parcels totaling 50 acres, located at the southwest corner of Kimball and Telegraph Road intersection. The site is designated PR-8 (Planned Residential 8 units per acres) and is zoned R1-7 (Residential 1 unit per 7000 sq. ft. lot.) It could be developed with a maximum of about 295 units. Infrastructure is adequate at the site,

#### SITE 9

A 35.7 acre parcel east of Saticoy Avenue between Highway 126 and Telegraph Road. The parcel is designated PR-8 and zoned RE-1 (Rural Exclusive 1 lot per acre). The site could be developed with a maximum of about 200-225 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 10

This site consists of six parcels totaling approximately 65 acres, located east of Site 9. All parcels are designated PR-8. Three are zoned RE-1 and three are zoned R1-7. The site could be developed with a maximum of about 350-400 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 11

This 23 acre site consists of two parcels, located in the eastern portion of the City between Wells Road and Saticoy Avenue and south of the railroad tracks. The site is designated PR-8, and both parcels are zoned M-2 in the County. The site could be developed with a maximum of about 140-150 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 12

A 14 acre parcel located west of Saticoy Avenue, and north of the railroad tracks. The site is designated PR-8 and zoned RE-1AC. It could be developed with a maximum of about 80-85 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 13

This 23.4 acre site is zoned RE-1 and designated PR-8. It is located east of Wells Road and directly north of Highway 126. The site could be developed with a maximum of approximately 140 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 14

This site consists of two parcels totaling 8 acres. It is zoned RE-5AC and is designated PR-8. Located east of Wells Road and south of Highway 126, it could be developed with a maximum of about 50 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 15

A 63 acre site consisting of two parcels which are zoned RE-1 and RPD-20 (Residential Planned Development 20 units per gross acre), and designated PR-15 (Planned Residential 15 units per net acre) Located east of Saticoy Avenue and north of the Southern Pacific Railroad tracks. Could be developed with a maximum of approximately 700-725 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 16

This site consists of seven parcels that total 50.4 acres. They are zoned either RE-5AC or RE-1AC and all are designated PR-8. The site is located south of the railroad tracks and west of Saticoy Avenue and an approved Affordable Housing project. It could accommodate a maximum of about 300 units. Some infrastructure required. Refer to pages 61-62.

#### SITE 17

This site is in the County and included within the Saticoy Area Plan Boundaries. It is ultimately planned that the area would be included in the City limits. Per the Saticoy Area Plan, the site is designated for 2 dwelling units per lot not to exceed 12 dwelling units per acre. The plan allows a maximum of 432 dwelling units; however, approximately 255 are already existing. Therefore, the Plan allows approximately 177 new dwelling units in this location. The zoning of the area is primarily R-1.

There is also approximately 40 acres of land designated for residential development throughout the urbanized areas of the City. Development of this acreage as residential in-fill projects could result in approximately 240 additional dwelling units.

DEVELOPMENT OF THESE 17 SITES PLUS INFILL PROJECTS COULD YIELD APPROXIMATELY 6000 UNITS FOR VERY LOW, LOW AND MODERATE INCOME NEEDS.

## HIGH INCOME NEEDS

All sites listed below are found in the Hillside area of Ventura, generally located north of Foothill Road and Poli Street. Because of their common location, they are described in tabular form with abbreviations explained beneath the table. Some infrastructure may be required, refer to pages 47-48.

<u>LOCATION</u>	<u>SIZE</u>	<u>NUMBER OF PARCELS</u>	<u>LAND USE DESIGNATION</u>	<u>ZONING</u>	<u>MAXIMUM APPROXIMATE NUMBER OF UNITS</u>
H-1	206 acres	6	HPR-4	AE & RE-1	200 units
H-2	74 acres	5	HPR-4	AE & RE-1	75 units
H-3	30 acres	2	HPR-15	R1-7 & RPD-1U	30-50 units
H-4	22 acres	1	HPR-15	R3-5	20-40 units
H-5	63 acres	1	HPR-4	R1-7	40-60 units
H-6	215 acres	1	HPR-4	R1-7	150-200 units
H-7	240 acres	1	HPR-4	RA	200-240 units
H-8	192 acres	1	HPR-4	AE	170-190 units
H-9	132 acres	1	HPR-4	AE	100-130 units
H-10	57 acres	1	HPR-4	AE	40-50 units
H-11	92 acres	2	HPR-8	RA-10	90-100 units
H-12	436 acres	1	HPR-4	RA-5AC	350-400 units

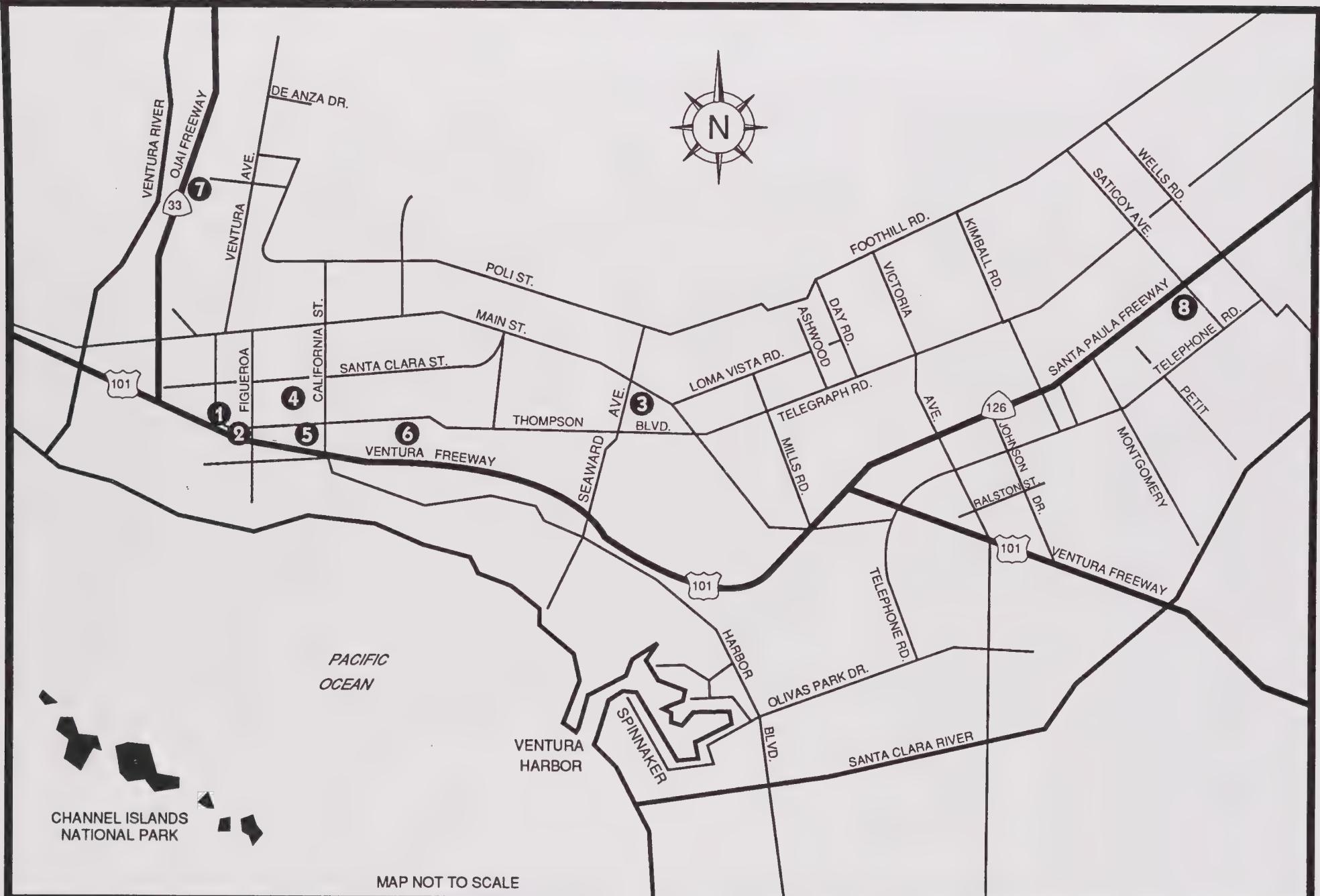
HPR: Hillside Planned Residential - # units per net acre

R-3-5: Residential - 1 unit/2400 sq. ft.

DEVELOPMENT OF THESE 12 SITES COULD YIELD APPROXIMATELY 1700 UNITS FOR HIGH INCOME NEEDS.

## SUMMARY

The total pending, approved and vacant sites could yield a total of about 9,890 dwelling units. Approximately 7,096 units could serve for very low, low and moderate income needs, the remaining 2,794 could meet high income needs.



Map 3  
City of San Buenaventura  
**HOMELESS SHELTER SITES**  
May 1991

C. HOMELESS SHELTER SITE IDENTIFICATION

See Map 3.

1. Single Room Occupancy Hotel

A Single Room Occupancy Hotel (SRO) can provide inexpensive, alternative housing for those who cannot afford local apartment rental rates. Preliminary results of a project pro-forma indicate a 100-unit SRO could profitably operate in Ventura, based on an average rental income of approximately \$400 per unit per month.

SITE 1      a) Redevelopment Block "F" would be an appropriate site an SRO. The site is zoned "Downtown Redevelopment" (DTR) and is designated for Commercial or Residential Use. The Redevelopment Agency owns the majority of the Block, and these Agency-owned sites are vacant. Located in Downtown Ventura, the site is near many public agencies, including the County Social Services Office, adjacent to local public transportation and the Greyhound Bus Terminal.

Site 2      b) The Redevelopment Block "O" would also be an appropriate site for an SRO. The site is zoned "Downtown Redevelopment" (DTR) and is designated for Commercial Use. The Redevelopment Agency has not acquired any suitable sites on this block, and many sites currently have commercial uses. However, because the Block is part of the Redevelopment Area, land acquisition and redevelopment could occur. Located in Downtown Ventura, the site is near many public agencies, including the County Social Services Office, adjacent to local public transportation and the Greyhound Bus Terminal.

SITE 3      c) There are several automobile sales showrooms and lots on Thompson Boulevard that are vacant because tenants moved to newer auto center locations.

One or more of these unused sites could be redeveloped as a homeless shelter. Located in midtown Ventura, these sites are near public transportation and shopping center areas. They are zoned Commercial (C-2). Residential use of these sites could be permitted.

## 2. Transitional/Emergency Housing

SITE 4      a) The Salvation Army, located at 155 S. Oak Street, currently provides drop-in services, meals, counseling, and motel vouchers at this site. The site and building are under-utilized, and could be expanded to provide a transitional shelter.

Located in Downtown Ventura, the site is near many public agencies, including the County Social Services Office, adjacent to local public transportation and the Greyhound Bus Terminal. It is zoned Commercial (C-2), and a homeless shelter could be permitted, subject to a Conditional Use Permit.

A proposal has been submitted by the Salvation Army to develop a Family Transitional Shelter on this site. It would provide shelter for 8-15 families at a time, equivalent to approximately 24-30 beds. The Ventura City Council Housing Committee reviewed the proposal, and supported the site and concept.

SITE 5      b) The Turning Point Foundation, located at 536 E. Thompson Boulevard, currently operates as a drop-in center for the mentally ill. It is estimated 15% of its clients are homeless.

The drop-in area of the building is approximately 5000 sq. ft. and includes a living room, sitting room, kitchen and office areas. The drop-in center closes at night. Because of the size and configuration of the center, it could be rehabilitated to also function as a shelter for mentally ill adults.

Located in Downtown Ventura, the site is near many public agencies, including the County Social Services Office, adjacent to local public transportation and the Greyhound Bus Terminal. It is zoned Commercial (C-2), and a homeless shelter could be permitted, subject to a Conditional Use Permit.

The Turning Point Foundation staff is exploring the possibility of expanding its program and services. It is estimated the center could operate as a 12 bed homeless shelter during the night, and a drop-in center during the day, serving the mentally ill.

SITE 6           c) The City owns a triangle shaped parcel at Front and Ash Streets. The vacant site is 14,699 square feet, with a buildable area of 12,000 square feet.

Located in Downtown Ventura, the site is within blocks of several public agencies, including the County Social Services Office, block from local public transportation and the Greyhound Bus Terminal. It is zoned Commercial Tourist Oriented (CTO), and designated Existing Urban. A Comprehensive Plan Amendment, a Local Coastal Plan Amendment and a related zoning change would be required to allow this site to be used as a homeless shelter.

SITE 7           d) The bus storage yard at the corner of Riverside and Simpson Streets is owed by a private party willing to consider an offer. The 15,700 square foot site may sell for approximately \$275,000. Located in the Avenue Planning Community, the site is within walking distance of many public agencies, public transportation and the Greyhound Bus Terminal. It is zoned Industrial (M-1) and designated General Industrial. A Comprehensive Plan Amendment and Change of Zone would be required.

SITE 8      e) Sacred Heart Church is proposing to donate approximately 11 acres of land to Catholic Charities. This site is located at the corner of Henderson and Well Roads, adjacent to the church. Located in the Saticoy Planning Community, the site is near public transportation. It is zoned Residential (R1-1Ac and R1-7) and designated Planned Residential (PR-8). Depending on the development concept, the use could be permitted on the site.

The preliminary proposal is to develop 50 shelter units.

## V. GOVERNMENTAL AND NONGOVERNMENTAL CONSTRAINTS

Of major concern in developing housing programs are the potential and actual constraints on housing development and maintenance. These fall into two categories, governmental and non-governmental. This section analyzes such constraints.

### A. GOVERNMENTAL CONSTRAINTS

#### 1. Land Use Controls

The major source of governmental constraints on housing is land use controls. The City has several programs and policies, implemented to meet adopted long range goals, that may have the effect of constraining housing. These are discussed below.

##### a) Open Space Designations

The City's Land Use Plan Map designates over 3,000 acres "Agricultural Use - not to be reconsidered until after 2010." The designation effectively removes this acreage from the inventory of available, developable land in order to maintain a viable agricultural industry and preserve existing open space. Other lands are in the Flood Plain or in Sensitive Habitat areas, or are park or recreation areas and are not available for development. (Refer to Land Use Plan Map.)

##### b) Capital Improvement Deficiency Studies

The Comprehensive Plan requires Capital Improvement Deficiency Studies in areas where roads, water, sewer, parks or other public service constraints exist, limiting development. The Capital Improvement Deficiency Study requirement is intended to ensure that development patterns are orderly, efficient and economically

feasible in terms of providing public facilities and services, and that urban services are available to accommodate new development.

Discretionary planning approvals are not allowed in an area subject to a Capital Improvement Deficiency Study until such a study is prepared and approved. This applies to both residential and non-residential projects.

Capital Improvement Deficiency Study requirements also apply to large portions of the City's Hillside Area which have not yet been developed. To ensure adequate levels of service can be provided, a Capital Improvement Deficiency Study, addressing the entire hillside portion of each Planning Community, must be approved prior to filing an application for proposed hillside development in that community.

c) Hillside Management Program

The Hillside Management Program regulates the development of the City's hillside areas. Its overall intent is to relate the number and distribution new dwelling units to the unique topographical, geological and hydrological conditions in the hillside. One objective of the program is to direct hillside development to areas that will have the least impact on the environment: scenic resources; water resources; and biological habitats. The program specifically addresses geologic and fire hazards, aesthetics, access, drainage, density and site development.

These regulations may increase the costs of hillside housing in response to physical constraints faced in hillside development, such as steep slopes, unstable

soils, and erosion potential, and to minimize dangers to life and property.

d) Residential Growth Management Program

The City's Residential Growth Management Program (RGMP) was adopted as a revision to the former Air Quality Management Program (AQMP) which was originally adopted as part of the effort to meet State and Federal Air Quality Standards.

Air quality impacts generated by industrial and commercial development are regulated and/or mitigated by several measures. The two most common have been: Transportation Demand Management programs, which require alternative modes of transportation to work, carpooling, flex time or telecommuting; and Air Quality Mitigation Fees, which are applied to traffic signal synchronization or local rideshare agencies. However, these measures to reduce air quality impacts cannot effectively be applied to residential development. Thus, the RGMP complements industrial and commercial air quality mitigation measures.

The RGMP is intended to implement the City's Comprehensive Plan, which establishes a maximum population of 102,000 people, unless additional water supplies are secured (see the water section under Non-governmental constraints.) This program limits residential building permits for new units.

Building permits are controlled through a competitive allocation system. Residential projects are reviewed on a biennial basis, and all competing projects are scored

on the basis of a point system. This scoring system is outlined in the RGMP project evaluation criteria.

The higher scoring projects have a better chance of receiving population allocations. Points are given based on location, site design, traffic circulation, recreational features, environmental impacts, energy and water conservation, and provision of affordable housing. Thus, this program has two opposing effects on housing: it limits the number of available units, but it provides incentives for provision of affordable housing. Through this program, the City has obtained a significant number of low-income, subsidized housing units that otherwise may have been difficult or impossible to develop.

A critical factor in evaluating this constraint is that the City's RGMP is a response to the County's Air Quality Management Plan, which is mandated to meet Federal Air Quality Standards and comply with the California Clean Air Act. Compliance with the Plan is required under State and Federal law. This is discussed in the Air Quality Section under Non-governmental constraints.

e) Multi-Family Housing Developments

The City of Ventura does not require a Conditional Use Permit for owner-occupied or rental multi-family housing developments.

2. Building Codes and Zoning Ordinance

The City has adopted and continues to use and enforce the Uniform Building Code developed by the International Conference of Building Officials. This Code, and its effects, are fairly standard throughout California.

Building and Code Enforcement Procedures

The City's Building and Safety Division and Code Enforcement Section are both part of the Community Development Department. The City's procedures for identifying and resolving code violations is twofold, based on actual inspections in the field, or on a complaint basis.

- A. When a code enforcement officer or building inspector are in the field and notice a Health and Safety violation or a hazardous material/waste situation they act immediately to rectify the situation. Depending on the severity of the situation, a comprehensive team, consisting of staff from the City Fire Department, City Building and Safety Division, County Environmental Health Division, and Regional Water Quality Control Board are assembled to investigate the situation.
- B. When complaints are received in the Code Enforcement Office, they are prioritized, based on the seriousness of the violation. The major focus is to deal with substandard housing and zoning violations first; all other complaints are then addressed depending on the severity of the problem.

The City's approach is education and awareness rather than being punitive. This approach has been very effective, usually resulting in compliance with a single letter. Most code violations are resolved with the following process:

- A letter is sent to the property owner and/or tenant, stating the problem.
- A time is established for inspection of the site. Standards are provided for compliance with the code to eliminate the violation.
- A time is set for compliance.

## Zoning Ordinance

The Zoning Ordinance controls such factors as building density, setbacks, and parking. These requirements may constrain both development of new housing, and maintenance and rehabilitation of the existing housing stock, where units may not be in compliance with current ordinance provisions.

### a) Fire Sprinklers

Local amendments to the Uniform Fire Code in 1991 require automatic sprinkler systems be installed and maintained in any new residential, commercial or industrial buildings. This also applies to building additions that are 2,500 sq. ft. or more and by adding the addition, the total building exceeds 5,000 sq. ft. This requirement has applied to buildings or structures constructed since November 7, 1991. The only exemption to this requirement is for detached accessory buildings 500 sq. ft. or less in size, unless they are constructed for the purpose of a second unit.

This requirement could be a constraint on residential units because development costs will increase somewhat with the addition of fire sprinklers. Two water meters are required with one connection to the City and with one outlet per meter; one domestic and one for the sprinkler system. Additionally, because of the City's topographical setting and climate, fire hazards are present. The intent of this requirement is to protect homes and lives.

### b) Second Units

In 1987, the City amended the Ordinance Code to permit second units with a Conditional Use Permit on lots zoned

R-1, with an area of at least 6,000 square feet and with a minimum lot width of 50 feet.

Section 65852.2 of the Government Code states that any local agency MAY (emphasis added) provide for the creation of second units in single-family and multi-family residential zones consistent with six provisions, including "areas may be designated within the jurisdiction of the local agency where second units may be permitted." Although not specifically a constraint, the Ordinance does limit where second units can be built.

c) Housing Rehabilitation

The City has an extensive Housing Preservation Program, described elsewhere, which encourages rehabilitation of older single family homes and rental units. The program is targeted to low income families and is intended to preserve the City's low income housing stock. However, much of this low income housing is located in older areas of the City which do not conform to current zoning requirements. Extensive rehabilitation may require zoning modifications or variances and are not automatically permitted. This may be a constraint to efforts to upgrade the existing housing stock.

d) Unreinforced Masonry Ordinance

The City has adopted an Unreinforced Masonry (URM) Ordinance in recognition of the inventory of over 140 URM buildings in the City. Detached one- or two-story single family dwellings, or any one- and two-story multi-family dwelling containing less than five dwelling units used exclusively for residential purposes, are exempt from the ordinance requirements. The URM Ordinance applies to all other types of buildings. There are approximately 13 residential buildings

totalling 125 units that may be affected by the ordinance.

The URM Ordinance could be a constraint because the upgrade requirements being considered are extensive. Most existing URM multi-family buildings are occupied by lower income people. The cost of upgrades will likely be passed on to tenants, possibly eliminating buildings occupied by low-income tenants because of extensive upgrade requirements.

### 3. Residential Permit Processing and Fees

#### a) Time Constraints

Residential projects larger than 8 units are subject to the Residential Growth Management Program allocation process discussed above. Project applications are accepted biennially, and all such projects are reviewed simultaneously. The review process normally takes approximately seven months, or longer if extensive environmental review is required. After a project receives an allocation, it must obtain any required discretionary planning approvals, such as annexation, zoning approval, and tentative tract map. The program requires construction begin within 18 months of the time the allocation is granted.

Residential projects of 8 units or less need not go through the full RGMP process, though resulting population from these projects is still counted under the program. These projects are granted allocations on first come, first served basis up to a maximum of 40 units total in any two year time period. Construction must be commenced within 18 months, once an allocation is granted. The popularity of the small project set-aside program has, however, resulted in a waiting

list being established in recent years for those interested in participating.

b) Fees and Exactions

Various fees are involved in the development and construction of housing. The costs vary depending on the size of the building, the lot, the tract, whether any capital improvements are needed, the size of the water service, and other factors. Assuming a single family dwelling of 2,000 square feet with a 440 square foot garage, 3 bedrooms and 2 baths, on a 7,000 square foot lot, with a 3/4" water meter, and a value of \$156,888, the fee, as of September 1993, was \$19,080.54. This was lower or approximately equivalent to fees charged by other nearby cities which ranged from \$18,679.76 (Thousand Oaks) to \$27,517.31 (Camarillo) when the most recent comparative analysis was conducted. Refer to Chart 11.

Every proposed project is subject to the environmental review process required by the California Environmental Quality Act (CEQA). As a result of project impacts identified through this review process, other on- or off-site improvements to road, water, sewer, drainage, other utility or service systems may be required to mitigate impacts on a project-by-project basis.

4. Noise and Safety Element Policies

The Noise Element contains a policy which discourages residential development where the Community Noise Equivalent Level (CNEL) exceeds 65dB. In Ventura, this is primarily along the freeway corridors. (Noise contours are shown on maps in the Noise Element Technical Appendix.) This limits the supply of land available for residential development. Residential development in designated areas along freeway corridors can

generally be accommodated using setbacks, soundwalls, building insulation and other noise attenuation techniques.

## CHART 11

COMPARISON OF BUILDING FEES CHARGED FOR A SAMPLE RESIDENTIAL PROJECT\*  
SEPTEMBER 1993

	Ventura	Oxnard	Thousand Oaks	Camarillo
VALUATION \$	156,888	160,210	161,884	156,140
<b>FEES</b>				
Microfilm	1.00	26.55		
Plan Check	545.35	979.07	556.73	545.35
Building Permit	839.00	1555.59	856.50	839.00
Fire Dept. P.C. & Fee	54.00	202.50		
Energy Cons. Fee & P.C.	138.44	82.00	60.00	100.00
Capital Improvements	623.00	1830.00	150.00	1600.00
Water Connection	801.00	460.00	60.00	200.00
Water Work Order Dep.	2854.00	324.00	1800.00	
Calleguas Water Dist.		940.00		
Plant Investment			2280.00	
Storm Drain		1906.13		
Sewer Connection	816.00	3539.00	3900.00	1700.00
Underground Utilities				10500.00
Public Works (Grading P.C. & Traffic Model Update)		330.00		
County Flood	556.75	556.75	556.75	556.75
School	5300.00	5300.00	5300.00	5300.00
Traffic Mitigation	5245.00	3825.69	160.00	3573.00
Parks and Recreation	1307.00	250.00	2500.00	1800.00
Fire Protection			200.00	242.51
Police			83.58	545.00
Seismic		16.02	16.20	15.70
Bedroom Tax			200.00	
<b>TOTAL \$</b>	<b>19,080.54</b>	<b>22,123.30</b>	<b>18,679.76</b>	<b>27,517.31</b>

\* Project Description: Single-family house on existing 7000 sq. ft. lot of record, 2000 sq. ft. house, 440 sq. ft. garage three bedrooms, two baths, 3/4 inch water meter.

Although this is a comparison of fees for an individual home, the same fees apply to tract homes. In addition to these fees, tract development will require Quimby Fees which are based on land appraisal; thus, is different for each project.

Additionally, a City may require Capital Improvement Deficiency fees for designated areas, that are not applied city-wide, and environmental mitigation fees may also be collected.

The Safety Element includes development restrictions based upon a variety of geophysical constraints, including flooding, seismic (earthquake) hazards, and wildfire hazards. (Refer to Safety Element and Safety Element Technical Appendix.) These constraints are a result of the City's location between two rivers, the Ocean, and mountainous areas; the presence of potentially active faults; and limited rainfall. Measures to address these constraints limit building, or increase the cost of housing, but are necessary to protect public safety.

## B. NON-GOVERNMENTAL CONSTRAINTS

### 1. Availability of Water

The continuing development of residential and non-residential land in the City is directly dependent on the availability of water to serve the added population. The current City water supply comes from the Lake Casitas reservoir, the Ventura River, and groundwater wells. This supply was insufficient to meet existing demands during the latter part of the drought which began in 1984 and ended with two years of above average rainfall in 1992 and 1993. The development alternative evaluated in the Comprehensive Plan Update Master EIR which discusses an ultimate population of 102,000, unless adequate water supplies are secured, was based on these supplies. In addition to quantity and reliability, water quality and the ability to meet peak day demands suggest the need to augment and improve the City's water supply.

#### a) Constraints on Existing Water Sources

The Ventura River has historically supplied approximately 25% of the City's water supply, but this source is variable depending on rainfall. A pattern of below average rainfall beginning in 1984 eventually reduced Ventura River water production such that the City declared a water shortage emergency on February 26, 1990. Subsequent to the City's declaration, the Casitas Municipal Water District, which operates the Lake Casitas Reservoir and also depends on local rainfall, declared a water shortage emergency. The City instituted mandatory water conservation regulations which limited the water use of existing customers and severely restricted the establishment of new demands. Existing customers responded by reducing their water consumption by 40% to help balance demand against the supply shortfall. Above-average rainfall in 1992 and 1993 restored water production in

the Ventura River and filled Lake Casitas ending the water shortage emergency.

In addition to the variability of the City's rainfall-sensitive water sources, other constraints reduce the ability of the City to meet existing and new demands.

Beginning in 1992, the City's groundwater wells in the Fox Canyon Groundwater Management Agency were subject to a staged reduction from historical pumping levels. Over time these reductions will decrease the available water from this source by 25% in the year 2010. These reductions were mandated to address seawater intrusion in the groundwater aquifers underlying the Oxnard Plain.

The Casitas Municipal Water District has served steadily increasing demands for water from the Lake Casitas reservoir. By the District's calculations, the safe yield of the reservoir was exceeded in 1989-1990. The District has instituted regulations to limit new demands in the area of their direct jurisdiction to maintain the safe yield of Lake Casitas for existing customers.

b) Improvements in the City's Water Supply

The City's water shortage emergency focused attention on how to improve the reliability of the City's water supply for new and existing customers. Three major studies were completed that have provided the technical basis for water system improvements. These studies are:

Master Plan for Reclaimed Water System (Black and Veatch, August 1992)

Evaluation of Long Term Alternative Water Sources (Montgomery-Watson, July 1993)

## Water System Operational Evaluation and Improvement Program (June 1993)

Under the Land Use Element of the City's Comprehensive Plan, the maximum population for the City's planning area was not to exceed 102,000 (indexed to the 1990 Federal Census) unless adequate water supplies are secured. The City Council determined that adequate water supplies had been secured pursuant to the Comprehensive Plan based on three broad actions. These actions included: 1) the approval of water system improvements that would make the better use of the existing supplies, 2) the pursuit of a supplemental water supply, seawater desalination, and 3) the offsetting of new water demands through efficiencies among existing water users.

Water system improvements such as the approval of an additional groundwater well in the Mound Basin and related pumping and conditioning facilities will allow the City to better conjunctively use its sources. Improvements in the distribution system will allow the City to make the best use of its Ventura River supply when it is available and let groundwater sources rest. When less Ventura River water is available, increased groundwater pumping capacity allows the City to use groundwater left in the ground during periods of increased Ventura River water use.

Even with the best use of existing sources, an additional water source is necessary for long-term water demands, reliability, and increased water quality. The City placed an advisory measure on the November 1992 ballot for Ventura's voters to advise the City Council on their preference between seawater desalination and importation of State Water Project water by pipeline for a supplemental long-term water source. Seawater desalination received a majority of the votes and is currently being investigated to determine how best to incorporate it into the City's existing water system. The City also

retains its entitlement to 10,000 acre feet per year of State Water Project water.

While improvements in the use of existing sources and the incorporation of a supplement source will take some time to implement, additional housing development can proceed by offsetting its new water demands. The City has adopted a Water Demand Reduction Offset Program (Water DROP) as a local amendment to the Uniform Plumbing Code. Water DROP offsets total new water demands at a 2:1 ratio by retrofitting existing high-volume toilets to Ultra Low Volume toilets. Water DROP in conjunction with ongoing water conservation efforts by existing water users is expected to decrease per capita water use to the year 2000 thereby increasing the total water system's reliability.

## 2. Cost of Land and Construction

The cost of land has steadily risen in the City, as in the rest of Southern California. According to the Construction Industry Board, the cost of improved residential land rose approximately 300% from 1970 to 1980 in the State. Land costs accounted for 27.8% of the total cost of a residential unit in 1980, versus 21% in 1970. Land costs have increased even more rapidly in recent years. Land costs in coastal Southern California are among the highest in the country.

The high cost of land may also inhibit the maintenance of existing units, because it may be more cost-effective to demolish an existing structure and rebuild than to maintain or improve the existing facility.

Construction costs increased 132% in the ten years between 1970 and 1980. Construction became a smaller portion of the total cost, decreasing from 6% to 42.5%. Single family residence construction costs increased 77% between 1980 and 1990, according to the Real Estate Research Council. Land

costs alone make new construction of low income units virtually impossible without subsidies, and even moderate income level housing extremely difficult.

Housing costs in Ventura County are now among the highest in California. As of November 1990, the median price of existing homes in Ventura was \$217,000 and new homes \$219,000.

### 3. Cost of Financing

A major component of increasing housing prices is the cost of financing, including construction financing, mortgage financing for home purchase and resale, and refinancing for resale of rental properties.

According to the Construction Industry Board, the cost of construction financing increased 465% from 1970 to 1980 in the State. Construction financing went from 6.5% to 12% of the total cost. The cost of borrowing money for housing development continued to rise until 1985, when interest rates began to decline and stabilize. These trends, though the exact numbers may vary, are also apparent in the areas of housing resale and rental property resale. The costs of the earlier increases have substantially affected housing prices in all sectors, including the original sales price of ownership housing, the cost of purchasing existing ownership housing, and all rental rates. These high land and construction costs have proved to be a substantial barrier in the provision and maintenance of affordable housing.

### 4. Public Improvement Constraints

Significant public improvement constraints other than overall water supply have been identified in several areas of the City. There are 153 acres in the Wells Community and 145 acres in the Saticoy Community with urban land use designations, but which require extensive public improvement for

development to occur. Development of the Wells Community acreage would have an impact on many City arterial and collector roads, most notably Foothill Road. The need to widen this roadway would be accelerated if additional development were to occur in this area. The need to widen or construct bridge crossings at Brown Barranca would also be accelerated.

Development of the 145 acres in the Saticoy Community would have impacts on State Highway 118 and Brown Barranca that cannot be readily mitigated because of the need for State involvement in these projects. Other major impacts include the need for a sewer lift station and added sewer line capacity, fire protection, and park facilities.

State improvements to Highway 118 are currently scheduled to occur in the next three to four years. In addition, a Capital Improvement Deficiency Study has been approved for the entire area. Impact fees to mitigate identified deficiencies range from \$14,850 to \$66,000 per acre. In some instances, such as for new sewer line capacity, the first developer may be provided reimbursement over time.

Capital Improvement Deficiency Studies are intended to determine on- and off-site improvements required to alleviate the deficiencies in the Saticoy and Wells Communities and undeveloped Hillside Areas. A similar process was previously used in the Juanamaria Community, where needs were identified through a Capital Improvement Deficiency Study, and addressed in development agreements for several large projects.

The City's Traffic Impact Mitigation Fee Program is designed to help address funding needs for transportation system improvements throughout the City, resulting from cumulative impacts of new development. A proposed County-wide 1/2~ sales tax initiative did not pass; thus, the City is now contributing money to expedite local road improvements where State

money is lacking. The Circulation Element identifies needed road improvements throughout the Planning Area.

## 5. Air Quality

As noted in the description of the City's RGMP, under governmental constraints, some State and Federal Air Quality Standards are being exceeded in Ventura County. This is a public health concern; thus, part of the County-wide strategy to address this problem is to limit population growth.

The Federal Clean Air Act was amended in 1990, requiring areas attain National Ambient Air Quality Standards within a specified number of years, depending on the severity of the problem. The time schedule is listed below:

Marginal	3 years
Moderate	5 years
Serious	9 years
Severe	15 years
Extreme	20 years

The Environmental Protection Agency has ranked the Ventura County area at the "severe" level; thus the area has a 15 year attainment schedule.

The south half of Ventura County, which includes the City of Ventura, has been designated nonattainment for Federal and State ozone standards. Nonattainment of Federal standards occurs if the maximum hourly concentration exceeds the health-based standard of 0.12 parts per million (ppm) at any monitoring station or more than three days in the past three years. In other words, an average of only one exceedance of the Federal ozone standard per year is allowed. Particulate levels (PM10) also exceed state standards.

The County adopted an Air Quality Management Program in 1982. In 1985 the Ventura County Air Pollution Control District

(APCD) began its update. The 1987 AQMP was adopted in 1988; however, it does not predict attainment of the Federal ozone standard in the Oxnard Plain Airshed. A 1991 AQMP has recently been adopted, but it too does not project compliance with Federal ozone standards.

Furthermore, Ventura County is subject to the January 1, 1989 California Clean Air Act (CCAA), which requires all areas of California attain and maintain State ambient air quality standards by the earliest practicable date. These standards are even more stringent than Federal standards.

The CCAA authorizes the Air Resources Board to take all "necessary, cost-effective and technologically feasible" actions by January 1, 1992 to achieve maximum feasible reductions by the Year 2000.

Ventura County's nonattainment of acceptable ozone levels is found to be severe on a scale rated: moderate, serious and severe. Because the County is identified as a "severe" nonattainment area, plans to reduce levels must include measures to reduce average per capita ambient exposure over standard by 25% by 1994, 40% by 1997 and 50% by 2000. Section 176(c) of the federal Clean Air Act states that no agency "shall (1) engage in, (2) support in any way or provide financial assistance for, (3) license or permit, (4) approve, any activity that does not conform to a plan (State Implementation Plan [SIP]) after it has been approved or promulgated..." Section 176(c) further requires that "no metropolitan planning organization...shall give its approval to any project, program, or plan which does not conform" to an approved or promulgated SIP.

In Ventura County, the applicable SIP is the Ventura County AQMP. The metropolitan planning organization which includes Ventura County is the Southern California Association of Governments (SCAG).

The California Environmental Quality Act (CEQA) Guidelines 15125(b), stipulate that Environmental Impact Reports (EIR) shall discuss "any inconsistencies between a proposed project and applicable general plans and regional plans. Such regional plans include, but are not limited to, the applicable Air Quality Management Plan (or State Implementation Plan once adopted)..." Appendix G of the CEQA Guidelines goes on to say that a project will normally have a significant effect on the environment if it will "conflict with adopted environmental plans and goals of the community where it is located." Ventura County is responsible for making AQMP consistency determinations for projects subject to Ventura County APCD permit authority, and for projects located in the unincorporated areas of the County. For all other projects, the governmental agency proposing to approve or implement the project is responsible for making the AQMP consistency determination.

An environmental document for a proposed project must address the issue of consistency with the AQMP. This might be accomplished by showing the project is consistent with the population or employment forecasts in the Plan.

Air quality consistency in Ventura County can be measured quantitatively by tracking the actual growth of population and/or employment in the County and then comparing actual growth rates with projected growth rates. Projected growth rates in population are used as an indicator of future activity for population-related emission categories in the AQMP. The County maintains a continuous tracking system for population. Therefore, a demonstration of consistency with the population forecasts used in the AQMP is the suggested method for assessing general development project consistency with the Plan.

Projects typically fall into one of four categories: residential, commercial, industrial, or institutional. Emissions

associated with residential, commercial, and institutional projects which are consistent with the AQMP have been accommodated in the AQMP emission forecasts. The same is true for indirect emissions associated with industrial projects. Direct emissions from industrial projects are regulated through the Ventura County APCD emission allocation system and new source review rule.

A residential project will normally have a significant adverse air quality impact if the estimated population expected to result from the project, or the cumulative population resulting from the project, in addition to cumulative population increases, would cause the jurisdiction's population projections to be exceeded by a significant amount, or for an indefinite period of time. Inconsistent projects are usually those causing the existing population to exceed population forecasts contained in the most recently adopted AQMP beyond 1995. For commercial and industrial projects, a significant impact finding should be made if the project will be located in an area that cannot demonstrate consistency with the AQMP population forecasts.

The most recent county-wide population and dwelling unit forecasts, adopted by the Board of Supervisors on May 7, 1985, were incorporated into the 1991 AQMP. These forecasts, adopted in five year increments from 1985 through 2010, provide a framework for all county-wide planning programs. The forecasts are planned growth targets based on information provided by City planning agencies. The 1985 forecast is essentially an existing trends forecast, and is a continuation of both existing building completion rates and previous forecasts.

The purpose of the Ventura County AQMP is to provide continued reduction in emissions over time, ultimately attaining federal and state standards for ozone. City and County growth consistent with AQMP is a critical component of a strategy to

ensure progress toward attainment of Federal and State mandated standards.

The lead agency for any project is responsible for determining if its future population growth is consistent with the AQMP. If it can be demonstrated that a City's population will be managed to meet the 1995 AQMP forecast, then a finding of consistency can be made.

This demonstration may take the form of a local growth control ordinance or building permit allocation program that links local growth to the adopted population forecasts. While strict year to year adherence to the forecasts may not be possible for all areas of the County, programs can be developed to pace actual growth with projected growth. The County AQMP recommends cities and the County plan growth in accordance with the adopted population projections on a five year basis and consider mitigating project impacts early in the process.

If a growth area exceeds its next year forecast and cannot demonstrate that the 1995 population forecast will be maintained, a finding of inconsistency with the AQMP should be made. Inconsistency is considered a significant cumulative adverse air quality impact.

Severe air quality impacts are considered a constraint to extensive residential development. Although the City of Ventura manages growth, consistent with the County AQMP, housing projects for low and moderate income households are rated more favorably, and are more likely to be permitted.

As discussed above, air quality impacts are a public health concern. The most acceptable way to address this issue in a coordinated effort with County government is to comply with adopted growth control measures.

## VI. PROGRESS REVIEW

### A. OVERVIEW

State housing law requires periodic updating of housing elements. As part of this updating process, local jurisdictions are required to evaluate their progress in implementing the Housing Element, their effectiveness in attaining the community's housing goals and objectives, and the appropriateness of the element's goals, objectives, and policies in contributing to the attainment of the State housing goal. The following section presents this evaluation.

Overall, the City has made substantial progress in implementing housing programs contained in the 1981 Housing Element, and several targets have been met or exceeded. At the same time, the City has lost ground in meeting housing needs, especially in terms of affordability, largely because of regional economic and population growth beyond Ventura's ability to control. The SCAG Region's (Ventura, Los Angeles, San Bernardino, Riverside, Orange and Imperial Counties) population has grown to over 13 million people, and has been projected to grow by another five million persons by the year 2010.

Coastal Southern California has some of the highest housing costs in the country. As one of the most desirable locations to live within the region, the City has experienced upward pressure on housing costs. In 1990, the median resale price of a single family home rose to over \$215,000. These trends have placed home ownership beyond the reach of most first-time buyers, and seriously constrained meeting the needs of lower income groups in particular. Given these powerful regional trends, the City's primary challenge is to moderate the deterioration of local housing affordability. Realistically, fully satisfying all local housing needs is not possible in the foreseeable future.

Chart 12 summarizes the City's accomplishments towards meeting its RHNA goals.

### CHART 12

#### HOUSING NEEDS ACCOMPLISHMENTS 1988-1994 January 1, 1992

	<u>VERY LOW INCOME</u>	<u>LOW INCOME</u>	<u>MODERATE INCOME</u>	<u>HIGH INCOME</u>	<u>TOTAL</u>
RHNA Jan. 1988	698	1044	892	1482	4116
Built in 1988	3	159	144	313	619
Built in 1989	0	153	427	116	696
Built in 1990	20	68	127	134	349
Built in 1991	75	5	42	117	239
Allocated and Approved*	0	0	533	685	1218
Allocated and Pending**	0	10	101	63	174
Net Need	600	649	0**	54	1303

\*Projects with an RGMP allocation.

\*\*There is an additional 482 units that exceed the identified need.

Specific accomplishments under each of the programs in the 1981 Housing Element are described below. The progress described in meeting program objectives, and overall housing goals, objectives, and policies is an important factor in identifying changes needed in the Housing Element.

## B. HOUSING PROGRAM PERFORMANCE

### 1. Housing Needs Assessment Program

This program was proposed in the 1981 Housing Element to monitor housing information and periodically reassess and update the City's housing needs. This has been accomplished through inclusion of a "Housing Needs" section in the City's Community Development Report. This program did not have any quantified objectives. It also should be modified to address all of the needs which now must be considered in housing elements.

### 2. Housing Incentives Program

The Housing Incentives Program has offered incentives for private developers to provide lower income housing through the City's RGMP. The RGMP limits population growth on a County-wide basis as part of the strategy to control air pollution and help meet State and Federal Air Quality Standards.

Market rate projects larger than 8 units are subject to project evaluation criteria which implement the RGMP. Under this program, proposed projects are evaluated on a competitive basis, and assigned numerical point scores, with a maximum of 100 points.

The Housing Incentives Program offers bonus points under the scoring system for providing units to lower income households. Bonus points may be earned by selling land to the Housing Authority for use in developing low income units, making

rental or ownership units available through the City's Affordable Housing Program, making ownership units available through a single family mortgage revenue bond program, locating in a targeted low-income census tract or developing senior housing.

The quantified objective for affordable units under this program was 178 units. During 1982-91, 872 units were developed under the Housing Incentives Program and 350 more were approved but are not yet constructed.

### 3. Affordable Housing Program

The Affordable Housing Program has operated in conjunction with the Housing Incentives Program by specifying standards for affordable ownership and rental units. It sets out mechanics of the sale and resale process. The numerical target for this program was included in the 872 dwelling units cited under the Housing Incentives Program and 350 approved units. From 1982 through 1991, 473 dwelling units were provided under the City's Affordable Housing Program. Thus, the objective of 178 dwelling units under this program was exceeded by 295 units.

### 4. Mortgage Revenue Bond Financing

The City, Housing Authority, or Redevelopment Agency can issue housing revenue bonds to provide lower interest financing for ownership or rental lower income housing. Assistance for 60 units was specifically identified as an objective.

The City has issued or participated in four single-family mortgage revenue bond programs. Approximately 425 units have been sold under this program. The City also issued a tax exempt bond for rental housing, providing construction financing for 400 units, of which 80 are being made available to low or moderate income households.

Unfortunately, recent legislative changes affecting the tax-exempt status of such bonds has severely restricted local governments' ability to make additional bond issues in the future.

5. Housing Rehabilitation Program

This program has maintained the affordable housing stock through low interest and deferred payment rehabilitation loans. Loans have been used to repair structural defects, replace worn out and obsolete electrical systems, plumbing and roofs, and correct Building Code violations.

The numerical objective of approximately 15 units per year has been met, with over 100 units rehabilitated over the past seven years.

6. Land Banking Assistance Program

The City initiated a Land Banking Assistance Program by setting aside approximately \$160,000 in 1980. These funds, together with other City and Redevelopment Agency funds, have been loaned to the Housing Authority at low or no interest or granted, to enable purchase of sites for housing projects. Site control gives the Housing Authority a significant advantage in competing for HUD's low income housing funds. Since the program's inception, the City has assisted the Housing Authority with land purchase loans of approximately \$900,000 and grants totalling \$357,000. This has enabled the Housing Authority to develop 180 low income units since 1981.

No numerical objectives were set forth for this program.

7. Federal and State Housing Programs

Federal housing programs have been a major resource in providing housing for lower income households. These programs

have been administered by the City's Housing Authority, an autonomous agency. The primary programs have been:

- (1) Section 8 Housing Assistance Payment Program, which is a rent subsidy program, and
- (2) Conventional Housing Program, which involves housing owned, managed and maintained by the City Housing Authority.

A numerical objective of 140 new units was set forth in the 1981 Housing Element. No specific objective was presented for the Section 8 Program. The Housing Authority was successful in developing 180 units since 1981. Of these, 120 units were for seniors and 60 for families. The Housing Authority assists 716 households with public housing, 735 with Section 8 certificates and 106 with voucher certificates.

#### 8. Technical Assistance Program

The Technical Assistance Program has provided assistance for private, non-profit groups and private developers seeking to build low and moderate income housing. Such assistance has included:

- Information on current State and Federal housing programs;
- Information on tax incentives for low and moderate income housing;
- Assistance in filling out applications; and
- Assistance with State and Federal agency processing requirements.

No numerical objectives were set forth for this program.

9. Condominium Conversion Ordinance

A Condominium Conversion Ordinance was first added to the City's Zoning Ordinance in 1975, with amendments being approved in 1982. The Ordinance requires findings that a proposed conversion would not adversely affect the supply and availability of rental housing in the City or a specific area of the City. It further requires that if the vacancy rate is lower than 5%, new rental units must be constructed by the applicant to equal or exceed the number of units proposed to be converted and relocation assistance must be provided to displaced tenants.

No numerical objectives were established for this program.

10. Factory Built Housing Ordinance

This effort was undertaken in response to State legislation dealing with placement of manufactured or factory built housing on lots zoned for single family development. The City's Zoning Ordinance was revised to allow manufactured or factory built housing to be located in any single family zone provided that the roof and siding materials are non-reflective, and roof overhangs are a minimum of 1 1/2 feet.

No numerical objectives were furnished for this program.

11. Residential Energy Conservation

This program has encouraged energy conservation through incentives in the RGMP project evaluation criteria.

No numerical objectives were established for this program. These incentives have, however, encouraged several projects which were later approved to incorporate energy conserving features.

## VII. HOUSING PROGRAMS

### A. INTRODUCTION

This section describes the housing programs the City recommends to help meet housing needs identified in Sections^II and III of this Appendix. Some of these programs are already in operation and should be continued. Modifications to some programs are being recommended and other recommended programs are entirely new.

Each housing program is divided into three sections: Program Description, Quantified Objectives, and Implementation. The Program Description Section describes the purpose of the program, the issues(s) and/or policies it addresses, and a discussion of how it works. The Quantified Objectives Section contains, whenever possible, numerical goals, in accordance with the requirements of Section 65583(b) of the State Housing Element Guidelines. The Implementation Section addresses administrative responsibility, funding, and scheduling. Refer to the Matrix on the following page which identifies the relationship between Housing Element objectives and these programs.

Each program describes a specific approach to a housing problem. No single program alone can meet all housing needs. Often two or more programs are needed to achieve a single objective. For example, the non-conforming provisions of the Zoning Ordinance may need to be revised to effectuate the rehabilitation of some low income residences. For this reason, the numeric objectives stated after each program are not cumulative, as the same units may be counted under two or more programs.

In addition to the programs described below, the City provides support to non-profit organizations, such as the Association for Retarded Citizens, Project Understanding and Turning Point Foundation. These organizations provide services to particular target groups on a continuing basis.

# HOUSING ELEMENT MATRIX

OBJECTIVES	PROGRAMS																							
	1 Homeless Shelter	2 Land Banking	3 ReDev & Intensif.	4 Aff. Hsg. Program	5 RGMP Afford. Incen.	6 Density Bonus	7 M.R. Bonds	8 Fed. & State P.	9 Tech Assist. Prog.	10 Redev. Tax In. Funds	11 Indus. Zoning	12 In Lieu Fees	13 NonConfor. Zon. Ord.	14 Waive Fees	15 Mobile Home Cons.	16 Hsg. Rehab.	17 Pres. Assist. Units	18 Replace Demolitions	19 Coastal Replacement	20 Mixed Use	21 Fair Housing	22 Fair Hsg. Asses.	23 Hsg. Asses. Needs	
#1 Rental – Private	●	●	●	●	●													●	●	●				
#2 Rental – Public	●	●		●			●		●	●	●	●												
#3 Rental Rehabilitation						●			●				●					●	●					
#4 Condo Conversion *																								
#5 Housing Financing						●	●	●																
#6 New Afford.: Owner		●	●	●	●		●	●		●	●	●		●				●	●					
#7 Conserve/Rehab. Owner							●		●				●				●	●	●					
#8 Homeless Shelter	●						●		●															
#9 Special Needs	●		●	●			●		●												●			
#10 Information Referral																					●	●		
#11 Energy Cons. **																								
#12 Housing Programs				●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	

\* City Condominium Conversion Program has been adopted

\*\* City has adopted the latest Uniform Building Code Standards, and City awards RGMP incentive points for energy conservation measures

# STATUS OF HOUSING ELEMENT PROGRAMS

PROGRAM #	PROGRAM DESCRIPTION	STATUS		
		Ongoing	Amend	Develop & Adopt
1	Transitional Shelter for Homeless Families	●		
2	Land Banking Assistance	●		
3	Redevelopment and Intensification	●		
4	Affordable Housing Program		●	
5	RGMP Affordable Housing Incentives	●		
6	Density Bonus Program		●	
7	Mortgage Revenue Bonds	●		
8	Federal and State Housing Programs	●		
9	Technical Assistance Programs	●		
10	Redevelopment Tax Increment Funds	●		
11	Inclusionary Zoning			●
12	Housing In Lieu Fees			●
13	Revisions to Non-Conforming Use Sections of the Zoning Ordinance			●
14	Waive Planning Processing Fees of 100% Affordable Projects			●
15	Mobile Home Conservation			●
16	Housing Rehabilitation Program	●		
17	Preservation of Assisted Units	●		
18	Replacement of Demolished Affordable Units	●		
19	Replacement of Demolished Units in Coastal Zone			●
20	Mixed Use Commercial/Residential Development Opportunities			●
21	Fair Housing/Tenant-Landlord Relations	●		
22	Prepare (perform) Fair Housing Assessment	●		
23	Housing Needs Assessment Program	●		

B. HOUSING PROGRAMS

**PURPOSE: PROVIDE ADEQUATE SITES**

1. Transitional Shelter for Homeless Families

a. Program Description: State legislation enacted during 1986 requires local housing elements to identify sites for emergency shelters and transitional housing. These are discussed on pages 42-45 of this document.

Facilities should be operated by organizations with experience and expertise in the field of caring for the homeless. It is recommended that at least one shelter specialize in assisting families with children. The role of the City should be to help these organizations find a location, process their application and to provide some start-up, maintenance, capital and/or operations funding.

The service network to shelter the homeless in the Ventura area is discussed in the Housing Needs Section of this Technical Appendix.

In 1989, the City set aside more than \$400,000 as financing for permanent homeless shelter facilities. Based upon a selection process which reviewed numerous competing proposals, the City entered into exclusive agreements to commit \$200,000 each to two groups, Project Understanding and the Zoe Christian Center. These agreements were not site specific, but were contingent upon obtaining site approvals by June 30, 1990.

Neither group was able to identify a site; thus, the agreements expired.

The City has entered into an exclusive agreement with the Salvation Army to consider a commitment of \$200,000 for a family transitional shelter at the Salvation Army's facility on Oak Street.

b. Quantified Objectives: The immediate objective is to provide a permanent shelter(s) furnishing at least 25 beds for homeless families.

It is anticipated such a facility would be developed and operated by a non-profit organization, with the City providing financial assistance. Local experience indicates that families in a transitional shelter may stay three to four months. Therefore, such a shelter could serve approximately 75-100 people per year.

c. Implementation:

- 1) Administrative Responsibility. One Community Development staff person should be designated to act as liaison with private agencies, to help locate a site, obtain City approvals, and administer any City funds granted. Primary operational responsibility should be assigned to a non-profit agency with experience and expertise in the field.
- 2) Funding. New funding would be required for this program. The City should consider setting aside money to partially fund operations and/or capital needs. As of May 1, 1991, the City has identified more than \$400,000 for this program from CDBG and Redevelopment tax increment funds,
- 3) Schedule. This program will be implemented on a project-by-project basis as proposals are submitted. It will be implemented during this planning

period and extending into the next planning period.

2. Land Banking Assistance

- a. Program Description: Funds have been granted or loaned at low or no interest to the Housing Authority to enable it to purchase sites for public housing projects. Once project funding is obtained from HUD, a loan is repaid and the proceeds can be used again for another project. This program should be expanded to assist local non-profit developers of low-cost housing.
- b. Quantified Objectives: Numerical objectives are difficult to establish for this program because it is implemented on a case-by-case basis as suitable land becomes available.
- c. Implementation:
  - 1) Administrative Responsibility. The program is managed by the City's Housing Project Manager.
  - 2) Funding. Money for this program was previously appropriated and is used on a revolving basis.
  - 3) Schedule. This program is used on an as-needed basis. It will be implemented during the current planning period and future planning periods.

3. Redevelopment and Intensification

- a. Program Description: In the past, the City traditionally relied upon development of vacant lands in order to expand the housing supply. As vacant lands in the Planning Area become more limited, redevelopment and infill development are of growing importance.

The City's Redevelopment Agency amended the Plan for the Downtown Redevelopment Project Area in September 1990 to designate additional sites for residential uses and to increase residential density, in some instances, from 20 to 30 units per acre. The amended Plan allows 1,000 dwelling units in the Downtown Project Area.

In order to implement Comprehensive Plan and Downtown Redevelopment Project Area plans and policies, the City is developing a Downtown Specific Plan. This specific plan represents a comprehensive policy and regulatory document and will be used to coordinate public and private sector development to create an active, attractive Downtown both within and adjacent to the City's Redevelopment Project Area. It also establishes development standards, design guidelines, and the City actions needed to realize the community's vision for Downtown.

Residential areas in Downtown Ventura will form denser neighborhoods than elsewhere in the City. Standards and guidelines for residential land accommodate a mix of high-density single-family and multi-unit residential development. The various densities, acreage of each, and resultant number of potential dwelling units are listed below:

<u>RESIDENTIAL USE DESIGNATION</u>	<u>DENSITY RANGE</u>	<u>ACRES</u>	<u>SPECIFIC PLAN UNITS</u>
Urban Residential	12-54	67	895
Urban Residential- Downtown Core	20-54	82	250
Neighborhood Residential (Single family- with detached second units)	1-12	23	35

Therefore, 1,180 units are expected in the higher density areas, most of which will accommodate low and very-low income development.

Outside the Redevelopment Plan Area, the Land Use Element changed the land use designation on portions of several blocks in the Avenue Community from General Industrial (M) to Transitional Residential, 15 dwelling units per net acre (TR-15). This will facilitate future residential conservation and intensification.

- b. Quantified Objectives: The quantified objective for the Downtown Redevelopment Project Area is to provide an additional 400 dwelling units over the next five years. In accordance with Community Redevelopment Law, any private residential development within the Downtown Redevelopment Project Area is required to provide 15% of the units affordable to low and moderate income families, and of these units, 40% must be affordable to very low income households. But with the existing air quality and water constraints, development of 400 units is unlikely to occur within the next five years.

Attached as Exhibit 4 is the Housing Production Plan for the City's Redevelopment Agency. The Plan sets forth the Agency's policies regarding the requirement for affordable housing in the Project Area, and specifies that the Agency will try to achieve the 15% affordable requirement on a development specific basis (i.e., each new development will meet the 15% requirement).

This Plan was adopted by the Redevelopment Agency August 3, 1992. It will be reviewed in conjunction with future Housing Element updates.

As of January, 1993, the Specific Plan is in environmental review. Once the EIR is accepted, the Plan will be

presented to the Planning Commission and City Council for adoption. This plan will result in zoning appropriate for high density residential projects.

c. Implementation:

- 1) Administrative Responsibility. The Community Revitalization Division staff in the Department of Community Development is responsible for providing staff support to the Redevelopment Agency for redevelopment projects and staff report to implement the Downtown Specific Plan.
- 2) Funding. CDBG funds, ranging from \$200,000-\$250,000 annually, support redevelopment planning efforts. Interest earnings are also used to fund redevelopment planning and administrative efforts.
- 3) Schedule. Implementation of the Downtown Redevelopment Area Plan is to be accomplished throughout the life of the plan which extends until 2013. It will be implemented during the current planning period and into the next planning period.

The Specific Plan will be implemented during the current planning period and into the next.

PURPOSE: ASSIST DEVELOPMENT OF LOW AND MODERATE INCOME HOUSING.

4. Affordable Housing Program

a. Program Description: This program provides incentives for private developers to construct housing that will meet identified needs. The current Affordable Housing Program was approved in September 1988. (See Exhibit 3 for informational purposes.)

The Affordable Housing Program provides incentives for 100% affordable ownership or rental projects for low and moderate income households. These incentives include:

- Exemption from the City's Residential Growth Management Program (RGMP) project evaluation criteria -- projects over 8 units now normally require several years to secure a population allocation under the competitive RGMP;
- Fee Refunds -- application fees are refunded for projects which do not pass the prescreening process;
- The ability to enter into development agreements with the City reserving population allocations;
- Exemption from the \$5,000 processing fee for development agreements; and
- Allowing concurrent processing of any needed Comprehensive Plan amendments and other discretionary approvals.

The Program also contains resale controls. These should be amended to require minimum 30-year resale controls for all projects.

Three 100% affordable ownership housing projects (Affordable Communities, Wittenberg and KNM) passed the City Council prescreening process in early 1989. These three projects include a potential total of 400 affordable units. On July 15, 1991, the City Council approved development agreements with each of the three developers.

Another project, the Towbes 104-unit senior rental housing project, also passed Council pre-screening, and is undergoing environmental review as of February, 1992.

The Land Use Element designates three sites as Planned Residential, subject to providing a 100% affordable project, or if the project is otherwise found by the City Council to be "of great benefit" to the City. Two of these sites are the location of the previously discussed Wittenberg and Affordable Communities projects, that are subject to the approved development agreements. However, the Wittenberg Development Agreement does not cover the total acreage of the site, leaving the balance available for another project. The third is an approximately 50-acre site in the Serra Community, west of the Sudden Barranca and south of the Southern Pacific Railroad.

The City should continue to investigate and develop additional incentive programs for unmet housing needs. This will require the Department of Community Development to monitor housing legislation, coordinate with other jurisdictions to learn of new programs being developed in the State and nation, and develop new programs in response to local circumstances.

In addition to these low income housing incentives, the City may wish to consider creating incentives for developers to provide or encourage day care facilities within their projects. This might involve simply providing a suitable building and play area to be leased to professional providers of day care. Inclusion of such a facility would not reduce the density or number of units permitted in the project.

Many day care programs are faced with difficulties in finding and keeping suitable facilities; therefore, this incentive would make it easier to locate day care convenient to housing.

Such day care initiatives would address the Land Use Element policy calling for the City to include provisions encouraging projects to offer land for community service facilities as part of the RGMP project evaluation criteria.

- b. Quantified Objectives: The City's objective is to encourage the construction of 474 new affordable units for very low-, low- and moderate-income families, over the next five years under this program.

- c. Implementation:

- 1) Administrative Responsibility. The Affordable Housing Program is administered by the Department of Community Development. New housing incentive programs would also be investigated, developed and carried out by the Department of Community Development, under the guidance of the City Council Housing Committee. Implementation could also be assisted by agreements with non-profit or private firms.

- 2) Funding. No new funding is required for this program, nor would additional staff positions be required to operate it.
  
- 3) Schedule. This is an ongoing program. The Community Development Department will monitor housing legislation and new program opportunities as they occur. This will be implemented during the current planning period and into the next planning period.

## 5. RGMP Affordable Housing Incentives

a. Program Description: The City currently has an RGMP which [Blimits the number of residential units approved each year. Competition for residential unit allocations is intense. Developers improve their ranking in the process by providing some type of needed housing, including development in targeted census tracts, affordable housing for first-time homebuyers, and/or the sale of land to the Housing Authority for construction of subsidized housing.

- 1) Rental Housing. Bonus points are awarded under the RGMP project evaluation criteria for projects which would include affordable rental units under the City's Affordable Housing Program. This enhances the potential for such projects to receive development allocations.
  
- 2) Ownership Housing. Developers wishing to enhance the chances for approval of their market-rate ownership projects may provide affordable housing pursuant to the City's Affordable Housing Program. Substantial bonus points under the RQMP

are awarded to these projects, enhancing their chance to receive a development allocation.

- 3) Housing Authority. The final way for developers to earn affordable housing points is to sell land to the Housing Authority for development of federally subsidized housing. Many developers have taken advantage of this option. This program has been extremely successful, since the Housing Authority's chances of obtaining funding for its projects are significantly improved when it is able to show site control at the time of application to HUD for project funding.

This portion of the program should be expanded to also offer land to local non-profit housing groups.

The Land Use Element contains a policy recommending a mechanism be included in the RGMP project evaluation criteria whereby affordable housing will be given priority in allocations. The RGMP, adopted in November 1990, includes an Affordable Housing set-aside.

- b. Quantified Objectives: The estimated number of apartment units to be developed through the RGMP Affordable Housing Incentives Program through 1995 is approximately 151 units.

The RGMP was recently revised and implementation has been delayed because of water shortages. Due to^this fact, and because there are many governmental and non-governmental constraints to affordable housing development, it is difficult to predict future numbers. It is estimated that there are approximately 400 ownership units that may be made available through the RGMP Affordable Housing Incentives Program.

The Housing Authority has developed approximately 25 units per year with assistance from the previous AQMP (predecessor of the current RGMP), since its inception. Projecting this into the future, approximately 125 such units would be built by 1995. Because of declining HUD funding, and limited availability of reasonably priced, developable land, this target has been reduced to 20 units built by 1995.

c. Implementation:

- 1) Administrative Responsibility. The RGMP Affordable Housing Incentives are administered jointly by the Revitalization and Planning Divisions of the Community Development Department. Any revisions to the RGMP project evaluation criteria are the responsibility of the Planning Division staff, under the guidance of the City Council Housing Committee and would ultimately require adoption by the City Council.
- 2) No new funding is required for this program, nor would additional staff positions be required to implement it.
- 3) Schedule. This program is ongoing, operating when project evaluations for RGMP are reviewed. It will be implemented during this planning period and the next planning period.

6. Density Bonus Program

- a. Program Description: The Density Bonus Program, mandated by State law, offers developers a minimum 25% increase in density and an additional incentive, in exchange for provision of the following:

- 1) 20% of the units for lower-income households; or
- 2) 10% of the units for very low-income households; or
- 3) 50% of the units for senior citizens.

The sales or rental prices are based on HUD income limits. Lower income families are defined at 60-80% of median income and very-low at 50% of median income.

This program is part of the City's Affordable Housing Program and will be updated in conformance with State Law.

- b. Quantified Objectives: This program is dependent on developer initiative, on a project-by-project basis; therefore, no numerical objectives have been established.

- c. Implementation:

- 1) Administrative Responsibility. This program is administered by the Department of Community Development. Staff is responsible for updating the Affordable Housing Program in conformance with State Law.
- 2) Funding. No new funding is required for this program, nor would additional staff positions be required to operate it.
- 3) Schedule. This program is ongoing. Revisions to the Affordable Housing Program to address density bonus requirements will be prepared within one year of adoption of the Housing Element update. Revisions will begin this planning period; howev-

er, final adoption may not occur until the next planning period.

7. Mortgage Revenue Bonds

a. Program Description: Federal legislation has allowed the issuance of mortgage revenue bonds to provide low interest home mortgages to qualified first-time home-buyers. The City has issued or participated in four such bond issues. However, because of the current State budget deficit, changes in tax regulations which further restrict income levels, and potential changes to State and Federal laws, such bonds currently may not be feasible in California.

In the past, it was also possible to issue multi-family mortgage revenue bonds to provide long-term, low interest financing for the construction of new rental complexes. Again, tax reforms and budget deficits have limited their use. Although these bonds may not be feasible under current conditions, State and Federal law affecting these bonds may change. The City should monitor changes in bond requirements and housing market conditions and be prepared to re-enter the bond market when again feasible.

b. Quantified Objectives: No numerical objectives are included for this program because of current constraints imposed by tax law changes and State budget deficits.

c. Implementation:

- 1) Administrative Responsibility. The City Community Development and Finance Departments should continue monitoring the bond market.

- 2) Funding. No new funding is identified for this program, nor would additional staff positions be required to implement it, unless circumstances change to make new bond issues feasible.
- 3) Schedule. The monitoring effort would be continuous, and the program would be reinstated when feasible. This will be implemented during the current planning period and the next planning period.

## 8. Federal and State Housing Programs

### a. Program Description:

#### Housing Authority

The major provider of housing for low and very low-income households is the Housing Authority of the City of San Buenaventura, which is funded primarily through HUD. The Housing Authority administers both Conventional Housing and Section 8 Housing Programs.

A family voucher program supplements the Section 8 program and may eventually replace it. With a voucher, a household still receives the difference between 30% of its gross monthly income and the applicable payment standard established by the Housing Authority as a rent subsidy. However, the household is not limited to units renting at or below that rate; they may rent any unit providing they pay, in addition to the 30%, the difference between the payment standard and the unit's rental cost.

The City can assist the Housing Authority in a variety of ways.

- 1) Legislative Liaison. In recent years, the Federal Government has severely cut back funding for these types of programs. The City can work through its representatives in the Legislature and Congress to attempt to preserve and expand funding for these programs.
- 2) Site Location. The Housing Authority obtains funding for new low income housing by applying to HUD for grants. Chances of receiving such funding are greatly enhanced when the Housing Authority has site control of a property. In the past, sites have been made available to the Housing Authority through the RGMP Affordable Housing Incentives Program. The City continues to offer this program.

#### City Housing Programs

Recent Federal and State legislation has been enacted which will provide alternative funding sources for housing programs. The most significant of these are the HOME and HOPE (Housing Opportunities for Everyone) Programs. These programs allocate funds directly to the City or offer competitive grants the City can apply for. In contrast to CDBG funds which support economic development and public improvements, the sole purpose for HOME and HOPE funds is support of housing activities. These include programs such as ownership and rental housing rehabilitation, land acquisition, and new housing development.

The City of Ventura has been identified by HUD as one of 20 cities in the State eligible for new construction grants funded with the State's HOME monies. The City will actively seek this funding source when notices are distributed.

In addition, should the City qualify for direct funding, ongoing and new housing programs can be financed with these revenues.

b. Quantified Objectives: Because of declining HUD funding and the availability of reasonably priced developable land, it is estimated only an additional 20 Housing Authority units would be built over the next five years. Section 8 or voucher program rental assistance is forecast for 20 additional households per year, which equates to a five-year objective of 100 households. This objective may be optimistic because HUD has severely cut back funding for such projects in recent years.

There is no numerical objective associated with other Federal and State funding programs. However, the City will apply for available housing funds as appropriate.

c. Implementation

- 1) Administrative Responsibility. The City's Legislative Liaison and the City, working through professional organizations, would coordinate lobbying functions to preserve and expand housing funding. The Department of Community Development should monitor RGMP incentives to ensure the Housing Authority is being offered opportunities to purchase needed land. Department staff will also monitor and apply for Federal and State funds as available.
- 2) Funding. No new City funding is required for this program, nor would additional staff positions be required to operate it. Continued HUD support of the Housing Authority is critical.

3) Schedule. The legislative liaison function would be continuous, and Housing Authority and City efforts would also be ongoing.

9. Technical Assistance Program

a. Program Description: The Technical Assistance Program provides ongoing assistance to private developers and non-profit organizations seeking to develop low and moderate income housing. This assistance includes:

- Information on current State and Federal housing programs;
- Information on tax incentives for low and moderate income housing;
- Assistance in filling out applications; and
- Assistance with State and Federal agency processing requirements.

b. Quantified Objectives: It is anticipated at least 60 requests for housing technical assistance will be responded to during this five-year period.

c. Implementation:

- 1) Administrative Responsibility. This function is primarily the responsibility of the Department of Community Development.
- 2) Funding. No additional funding or staffing is anticipated.
- 3) Schedule. This is an ongoing program.

10. Redevelopment Tax Increment Funds

a. Program Description: State law requires 20% of tax increment funds received by redevelopment agencies be devoted to providing low or moderate income housing. The funds are usually expended within the project area, but may be spent in other parts of the City under certain conditions. These funds can be used for a large variety of capital costs and/or financing; however, they cannot be used for operational expenditures. Options for using the funds include acquisition of land and buildings, on- or off-site improvements, rehabilitation of buildings, and financing subsidies. Funds may also be provided to the Housing Authority for these purposes. Because of the flexibility available in using these funds to assist housing programs, and declining State and Federal funding, this source is assuming increasing importance.

Three redevelopment areas exist in the City: the Beachfront Redevelopment Project Area, Mission Plaza Redevelopment Project Area, and Downtown Redevelopment Project Area. Because the three Project Areas were not adopted at the same time, the 20% set aside requirement affects the projects differently. The Downtown Project Area was adopted in 1978; thus, the 20% low and moderate fund was established immediately, and as of June 30, 1992 will have a balance of approximately \$500,000. The future 20% tax increment plus interest is expected to accrue at \$100,000 per year.

The Beachfront and Mission Plaza Project Areas were adopted prior to 1976, the year the 20% set-aside legislation was enacted. They were exempt from the 20% low and moderate income requirement until 1985 when the law was amended, requiring these projects to also set aside 20% for the low and moderate income fund unless

they had pre-existing programs or pre-existing debt. Currently, these projects have a total housing fund balance of approximately \$131,000. However, because of recommended changes in the debt schedule of these two Project Areas, it is anticipated the Redevelopment Agency will use all available tax increment to pay its obligations and defer collection of the 20% of set aside to later years.

When the fund balance exceeds \$500,000, the excess surplus should be expended within five years of their receipt. The Redevelopment Agency's policy requires that for every project developed by a private developer, 15% of the units shall be for low-and moderate-income households and 40% of these shall be for very low-income households. (Moderate-income households are defined as 110% of median income, very-low is 50% of median income and low is defined as 60% or 70% of median income depending on whether the unit is rental or owner-occupied.)

- b. Quantified Objectives: The objective of this program is to be able to set aside a total of \$100,000 per year from all three projects, to assist other housing program efforts.
- c. Implementation:
  - 1) Administrative Responsibility. This program is administered by the Revitalization Division of the Department of Community Development, who act as staff to the Redevelopment Agency.
  - 2) Funding. As noted above, funding is secured through tax increment revenues.

- 3) Schedule. This program is to be carried out on a continuing basis.

## 11. Inclusionary Zoning

- a. Program Description: In order to facilitate development of a variety of affordable housing units in all areas of Ventura, the City should consider adoption of an inclusionary zoning program. Inclusionary zoning is a [Btool to integrate very low-, low- and moderate-income housing units within new market-rate residential development. Affordable housing then becomes a component of almost every residential project, as opposed to separate development of market-rate and affordable housing.

Inclusionary zoning usually takes two common forms. One technique offers the developer higher densities as an incentive to provide lower-income housing. Under the second technique, lower-income housing is mandatory.

The following are recommended parameters for an inclusionary zoning program:

- The program should apply to all new or ongoing residential developments which are larger than eight total units and should be applied as part of the RGMP review;
- Affordable units should be reasonably disbursed throughout the project, and be compatible with overall project design;
- The program should provide both rental and ownership units;

- Demolition of any affordable units should require replacement with comparable affordable units;
- Deed restrictions should be recorded to maintain affordability levels for 30 years;
- The Community Development Department should administer the program, and be responsible for establishing annual rent levels, based on HUD median income schedules;
- Rental projects should include the following requirements:
  - annual reports submitted by the project owner
  - rental increases be allowed once per year on the anniversary of the Certificate of Occupancy
  - certification of qualification required for each change in occupancy, not with changes in household income
- Affordability should be defined as follows:
  - 30% of gross income for housing expenses
  - moderate-income = 110% of median income
  - low-income = 80% of median income
  - lower-income = 60% of median income\*
  - very low-income = 50% of median income\*

\*As defined by State Bonus Density Law
- At least 20% of all units should be affordable to the following targeted income groups:

units for sale -- moderate and median  
units for rent -- low and very low

However, this does not preclude a for sale residential development from including rental units.

- The program could be administered in conjunction with the density bonus program, but the number of affordable units should, at a minimum, meet the minimum 20% affordability criteria; and
- Should the developer request not to develop any portion of the affordable units, the following options are available:
  - dedicate a minimum of 20% of on-site or off-site buildable land to a non-profit housing group or the Housing Authority.
  - sell a minimum of 20% of lots for construction of self-help housing or other kinds of affordable development.
  - pay an in-lieu fee for each required affordable unit, prior to issuance of building permits, if such a fee is established, (as recommended in Program 12).

b. Quantified Objectives: Development and adoption of an inclusionary zoning program is a one-time effort, and may require at least 20% of all residential development units be affordable.

c. Implementation:

- 1) Administrative Responsibility. The program would be prepared by the Community Development Department.
- 2) Funding. No new funding would be required for this program.
- 3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Development will begin this planning period; however, adoption may not occur until the next planning period.

12. Housing In-Lieu Fees

a. Program Description: In order to facilitate development of various affordable housing units throughout Ventura, the City should consider developing a housing in-lieu fee program. Developers of for-profit residential units would be required to pay a fee unless their project included affordable units as described in the Inclusionary Zoning Program #11 above. The fee would also be collected if demolished affordable units are not replaced - as described in Program #18 and #19. The in-lieu fee would be placed into a housing trust fund and could be used to buy land or provide other assistance toward development of affordable housing. Alternatively, the funds could be distributed to nonprofit or other housing developers through a proposal process.

Residential fees should be charged for each required affordable unit that will not be built or replaced. The fee calculation could be the difference between what one

median income family can afford, and local median housing prices.

b. Quantified Objectives: Preparing this program is a one-time effort, with no numerical objectives.

c. Implementation:

1) Administrative Responsibility. The Program would be prepared by the Community Development Department.

2) Funding. No new funding would be required for this program.

3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Implementation will begin this planning period; however, final adoption may not occur until the next planning period.

**PURPOSE: ADDRESS AND WHERE APPROPRIATE AND LEGALLY PERMISSIBLE, REMOVE GOVERNMENT CONSTRAINTS**

13. Revisions to Non-Conforming Use Sections of the Zoning Ordinance

a. Program Description:

#### Ownership Units

As described in Program #16, the City's Housing Preservation Program rehabilitates low-income residential properties. An obstacle to rehabilitation of more such units is the non-conforming use provisions of the City's Zoning Ordinance. These sections state that a building may not be "structurally altered" unless the property

conforms to current code requirements, including parking, setbacks, and lot coverage. Thus, if a property owner applies for a loan or grant to rehabilitate a badly deteriorated, or very small house, it may be found that the project lacks sufficient parking, does not provide required setbacks, or exceeds lot coverage. This situation is often typical of the older sections of the Avenue Planning Community, where many small houses are built on long, narrow lots. Under the non-conforming use requirements, the property owner must provide additional parking or setbacks or reduce lot coverage in order to make the necessary structural alterations. On learning this, the property owners sometimes withdraw their applications, and the residences continue to deteriorate and/or remain overcrowded.

In order to preserve affordable units, the Zoning Ordinance should be amended to permit rehabilitation and limited expansion of existing non-conforming houses that are owner occupied.

#### Rental Units

As described in Program #16, the City's Housing Preservation Program rehabilitates low-income residential properties. An obstacle to rehabilitation of more such units is the non-conforming use provisions of the City's Zoning Ordinance. These sections state that a building may not be "structurally altered" unless the property conforms to current code requirements, including parking, setbacks and density. Thus, if a property owner applies for a loan or grant to rehabilitate a badly deteriorated rental property it may be found that the property lacks sufficient parking, does not meet setback requirements, or exceeds the density permitted under current zoning limitations. This situation is particularly typical in the older sections of the Avenue

Planning Community, where many small studio and one-bedroom units are built on long, narrow lots. Under the non-conforming use requirements, the property owner must provide the additional parking, and demolish the excess units in order to make the necessary structural alterations. On learning this, the property owner may withdraw their application, and the property would continue to deteriorate.

The Zoning Ordinance and RGMP should be amended to permit rehabilitation of existing rental units that are rented at affordable levels and are non-conforming as to setbacks and/or parking. However, should the property exceed density requirements, the owner should be required to demolish the excess units. In return, the owner may develop an equivalent number of units on another site. Or the owner should be permitted to sell his excess unit allocations to another party for development of comparably affordable residential units elsewhere in the City.

- b. Quantified Objectives: Amending the Zoning Ordinance is a one-time effort, with no numerical objectives.
- c. Implementation:
  - 1) Administration Responsibility. The Zoning Ordinance amendment would be prepared by the Community Development Department.
  - 2) Funding. No new funding would be required for this program.
  - 3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Revision will begin this plan-

ning period; however, final adoption may not occur until the next planning period.

14. Waive Planning Processing Fees for 100% Affordable Housing Projects

a. Program Description:

New Construction

In order to facilitate development of various affordable housing units throughout Ventura, the City should consider amending the City Ordinance Code to waive payment of planning processing fees for each affordable unit in a project. Currently, the Ordinance waives the \$5,000 processing fee for a 100% Affordable Residential Development Agreement. This program would extend to all other planning processing fees that are paid or due to the City. Although waiving fees for affordable units would be a loss of revenue for the City, this program would be a way for the City to directly support affordable housing development with the intent that this savings would be passed on to the future residents. Based on current fee schedules, the waiver could amount to a savings of approximately \$10,000 per project.

The following is a list of fees that are applicable:

- 1) Environmental Assessment (excludes EIR surcharge).
- 2) Planned Development Permit
- 3) Change of Zone
- 4) CUP
- 5) Variance
- 6) Modification
- 7) Parcel Map
- 8) Subdivision Map
- 9) Comprehensive Plan Amendment
- 10) Architectural Review Board
- 11) Coastal Permit
- 12) Development Agreements

13) Annexation - (City Fees Only)

Housing Rehabilitation

In order to facilitate rehabilitation of low-income ownership housing assisted through the City's Housing Rehabilitation Program, the City should consider amending the City Ordinance Code to waive payment of planning processing fees and City Building and Safety fees for each City assisted ownership rehabilitation project. Although waiving fees would be a loss of revenue for the City, this program would be another way for the City to direct support maintenance of affordable housing.

The previous list of Planning Fees would be applicable in addition to the following list of Building and Safety fees:

- 1) Plan Check
- 2) Building Permit
- 3) Plumbing, Electrical, Mechanical
- 4) Microfilm

b. Quantified Objectives: Amending the Ordinance Code is a one-time effort, with no numerical objectives.

c. Implementation:

- 1) Administrative Responsibility. The Ordinance amendment would be prepared by the Community Development Department. Collection of fees is administered by the Community Development Department Planning Division.

- 2) Funding. No new funding would be required for this program.
- 3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Implementation will begin this planning period; however, final adoption may not occur until the next planning period.

**PURPOSE: CONSERVE AND IMPROVE EXISTING UNITS.**

**15. Mobile Home Conservation**

- a. Program Description: One of the City's most important affordable housing resources is existing mobile homes.

The City has enacted a rent stabilization program for rental mobile home parks. All eleven of the City's mobile home parks are affected. Parks may apply for rental increases once each year. The formula for calculating rent increases is complex, but the average increase is around 5% per year. This is considerably below the rent increases typically experienced by apartment dwellers. The Rent Stabilization Ordinance has the effect of maintaining a number of reasonably affordable residences, particularly for seniors, who are the majority of mobile home park residents.

The City's Zoning Ordinance contains a Mobile Home Park (MHP) zone that only allows the following uses: mobile home parks; recreation facilities for residents of the park; and accessory uses. The purpose and intent of this zone is to retain mobile home parks as alternative residential units and affordable housing.

In addition, a Mobile Home Park (MHP) land use designation has been added to the Comprehensive Plan Land Use

Element. It has been applied to mobile home parks where the underlying zoning has not been residential. This further enhances the conservation of affordable housing units in mobile home parks.

- b. Quantified Objectives: The quantified objective for this program is to conserve the 1,835 mobile home units that exist in the City's Planning Area.

- c. Implementation:

- 1) Administrative Responsibility. The Rent Review Board is staffed by one person from the City Manager's Office, on a part-time basis. The Planning Division in the Department of Community Development administers the Zoning Ordinance and Comprehensive Plan.
- 2) Funding. No additional funding or staff positions are anticipated to accomplish this objective.
- 3) Schedule. This conservation effort will be an ongoing function.

## 16. Housing Rehabilitation Program

- a. Program Description: The City has a Housing Preservation Program (HPP) which provides for the rehabilitation of affordable housing. The HPP has two components: assistance to owner-occupied housing units and assistance to investor owned rental housing. The program is funded through CDBG and General Fund monies. The ownership program offers below market rate loans to owner-occupants of one to four unit residences. The owner's income must be at or below 100% of the HUD median for Ventura County, adjusted for family size.

All loans are amortized over 15 years, but deferred loans are available and frequently used under special circumstances.

The Rental Rehabilitation Program offers funds based on the number of bedrooms to rehabilitate low-income, investor-owned units. These units should rent at or below HUD's Fair Market Rents (FMR) for the County. Emphasis is on rehabilitating 3-bedroom units and larger.

This program has been successful in maintaining the City's stock of affordable housing. Usually, maintenance of existing, older housing is less expensive than building new, affordable units.

b. Quantified Objectives: The Housing Preservation Program is projected to rehabilitate about 15 units per year.

c. Implementation:

- 1) Administrative Responsibility. The Housing Preservation Program is administered through the Revitalization Division of the Department of Community Development. No additional staffing would be required to continue the program at the level of effort indicated.
- 2) Funding. The HPP is funded from the City's Community Development Block Grant (CDBG) funds and general funds. The City will seek other funding sources to continue implementation of the Rental Rehabilitation Program.
- 3) Schedule. This program operates on a continuing basis, and will operate at this level as long as HUD assistance is available.

17. Preservation of Assisted Housing

a. Program Description: State law requires Housing Elements to include programs to preserve low-income projects at risk of conversion in a ten-year analysis period (1989-1994 and 1994-1999).

There is one potential housing development within the City's jurisdiction at risk of conversion during the 1989-94 period. (See Exhibit 4: Checklist to Confirm Lack of At-Risk Units):

The Ventura Terrace, located at 6600 Telephone Road. The 130-unit apartment complex and community building were constructed in 1970. None of the 130 units are reserved for the elderly.

The project received its assistance under a 40-year loan through the Federal Housing Administration (FHA). The earliest date the development could change from low-income use was April 16, 1991. However, the owner worked with the Los Angeles HUD office and developed a Plan of Action. As part of this Plan, the owner agreed to maintain the affordability of the project for the next 20 years. Therefore, this project is no longer considered at risk, and the 130 low-income units have been retained.

There is one potential housing development at risk of conversion during the 1994-99 period. (See Exhibit 5):

The Pelican Point Apartments, located at 760 So. Hill Road. The 400 unit apartment complex received its assistance through a Multi-Family Housing Bond Issue. Twenty percent of the complex, 80 units, are targeted. Of the 80 units, 30 are one bedroom, 50 are two bedroom; however, none of the 80 units are reserved for the

elderly. The earliest date of the 80 units could change from low income use is 1996.

Currently, the property managers rent to Section 8 certificate holders. They are exploring the possibility of continuing this relationship with the Housing Authority after the conversion date passes. They owners have not filed a Notice of Intent with the City.

Because the City is experiencing higher vacancy rates than usual and because maximum rents allowed with Section 8 Certificates are comparable to market rate rents, the potential for loss of affordability controls during the period is not great.

In addition, because these units are occupied with Section 8 Certificate holders, they are transferrable to other units. Even if the units were converted, there would be no net decrease in affordable units.

b. Quantified Objectives 1989-94: To try to preserve all 130 units of low income rental housing, should the owner indicate an interest in selling. This objective has been achieved through the owner's Plan of Action with HUD, and all 130 units will remain low-income for the next 20 years.

Quantified Objectives 1984-99: To try to preserve 80 units of low income rental housing, should the owner indicate an interest in conversion.

c. Implementation:

- 1) Administrative Responsibility. The Community Development Department shall continue to monitor the status of these projects.

- 2) Funding. No funding is required at this time, because the units are currently not a conversion risk.
- 3) Schedule. The Plan of Action filed with HUD, calls for the Ventura Terrace units to remain low-income for the next 20 years.

The City will continue to communicate with the owners of the Pelican Point units to explore the possibility of retaining 80 units for low-income households.

#### 18. Replacement of Demolished Affordable Units

- a. Program Description: In order to maintain existing affordable residential units, the City should consider adopting a program that would require replacement of, or payment of an in-lieu fee for any affordable dwelling unit which has been or will be demolished or converted to a non-residential use as part of, or in anticipation of, any new development.

The following are parameters for a housing replacement program:

- The replacement unit may be either rental or ownership;
- The replacement unit shall be of comparable size and affordable levels;
- Deed restrictions should be recorded to maintain affordability levels for 30 years;
- A unit which has been the residence of the property owner for a minimum of one year prior to

application for a development permit shall be exempt from this requirement. However, no more than one unit per project shall be considered exempt;

- The replacement unit should have at least the same number of bedrooms as the removed unit;
- The Community Development Department should administer the program, and be responsible for establishing annual rent levels, based on HUD median income schedules;
- The Redevelopment Area should be exempt from this program, but will be subject to State Redevelopment Law which mandates replacement of affordable units;
- Affordability should be defined as follows:
  - 30% of gross income for rent/house payments
  - moderate-income = 110% of median income
  - low-income = 80% of median income
  - very low-income = 50% of median income
- METHOD OF REPLACEMENT:
  1. A new dwelling unit may be constructed on-site as part of an approved development plan.
  2. A new dwelling unit may be constructed off-site but within the City of Ventura. The unit may be developed by the applicant or by another party. Building permits for the impacting project cannot be issued until building permits are issued for each

replacement unit. Occupancy permits for the impacting project cannot be issued until occupancy permits are issued for each replacement unit.

3. Pay an in-lieu fee for each replacement unit, prior to issuance of building permits, if such a fee is established, (as recommended in Program 12.)

b. Quantified Objectives: Development and adoption of a replacement unit program is a one-time effort, and will require replacement units for each affordable unit pending demolition or conversion.

c. Implementation:

1) Administrative Responsibility. The program would be prepared by the Community Development Department.

2) Funding. No new funding would be required for this program.

3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Implementation will begin this planning period; however, final adoption may not occur until the next planning period.

19. Replacement of Low and Moderate Income Units Within the Coastal Zone.

a. Program Description: In order to maintain existing affordable residential units, the City should adopt a program that would require replacement of any dwelling unit occupied by low or moderate income households in

the Coastal Zone, which has been or will be demolished or covered to a non-residential use as part of, or in anticipation of, any new development.

The following are parameters for a Coastal Zone housing replacement program:

- The replacement unit may be either rental or ownership;
- Deed restrictions should be recorded to maintain affordability levels for 30 years;
- The program should apply to a residential structure with 3 or more units or more than 10 individual residential structures.
- Replacement is not required if the project is for the purpose of a nonresidential use which is "coastal development" or "coastal related;"
- Replacement is not required for demolition of a residential structure which has been declared a public nuisance;
- The replacement unit should have at least the same number of bedrooms as the removed unit;
- The Community Development Department should administer the program, and be responsible for establishing annual rent levels, based on HUD median income schedules;
- Affordability should be defined as follows:
  - 30% of gross income for rent/house payments
  - moderate income = 110% of median income

- low income = 80% of median income
- very Low Income = 50% of median income

- METHOD OF REPLACEMENT

1. The replacement units shall be located within the City limits.
2. The units shall be located on the same site if feasible, or elsewhere in the Coastal Zone if feasible, or within three miles of the Coastal Zone.
3. The replacement units shall be provided within three years of commencement of demolition or conversion.
4. The replacement units may be developed by the applicant or by another party.
5. The developer may request paying an in-lieu fee for each replacement unit, prior to issuance of building permits.

b. Quantified Objectives: Development and adoption of a Coastal Zone replacement unit program is a one-time effort, and will require replacement units for each affordable unit pending demolition or conversion.

c. Implementation

- 1) Administrative Responsibility. The program would be prepared by the Community Development Department. It is anticipated it would be combined with Program #18 when drafted.

- 2) Funding. No new funding would be required for this program.
- 3) Schedule. This program should be implemented within two years of adoption of the Housing Element update. Implementation will begin this planning period; however, final adoption may not occur until the next planning period.

20. Mixed Use Commercial/Residential Development Opportunities

- a. Program Description: In order to provide greater opportunities for mixed-use development, the City should offer incentives that could encourage these projects. The incentives should apply to new development projects in permissible zones or re-use of existing buildings and/or sites.

The Comprehensive Plan already includes a PMXD (Planned Mixed Use Development) land use designation for some sites in the City. Many of the intent and rationale statements address projects that could combine residential and commercial development. In addition to this land use designation, mixed-use projects could be developed in many commercial zones. The Comprehensive Plan Economic Development Element includes a policy requiring a Specific Plan for development of parcels larger than 25 acres. Should the developer propose a mixed-use project, this policy will encourage planning efforts towards a well-designed project which thoughtfully incorporates residential unit within the project.

The following are recommended incentives that may encourage mixed-use development:

- New parking standards should be developed to address mixed-use development of a site;

- The City could consider amending the Ordinance Code relating to Traffic Impact Mitigation Fees. A mixed-use project may result in a reduction in total project-generated trips. Therefore, a fee could be assessed which may be less than the present fee calculation.
- Currently, traffic impact mitigation fees for a mixed-use projects would be assessed on each of the individual project components (residential and commercial) and these fees would be totaled. A mixed-use project may generate fewer trips than the total of each project component; thus, it may qualify for a reduction in City traffic mitigation fees.
- The City could consider a program which addresses live-work spaces for artists.

b. Quantified Objectives: Development of a variety of incentives that could encourage mixed-use projects is a one-time effort. However, the City should continue to seek other incentives that could also be applied.

c. Implementation:

- 1) Administrative Responsibility. The suggested incentives would require amendments to the Ordinance Code. These would be prepared by the various City departments which administer the applicable sections of the Code.
- 2) Funding. No new funding would be required for this program.

3) Schedule. Mixed-use development is proposed on a case-by-case basis. Suggested incentives to encourage additional projects could be implemented within two years of adoption of the Housing Element update. Implementation will begin this planning period. Depending on the incentives developed, final adoption may not occur until the next planning period.

**PURPOSE: PROMOTE EQUAL HOUSING OPPORTUNITIES**

21. Fair Housing/Tenant-Landlord Relations

a. Program Description: As of July 1, 1991, an agreement has been approved by the Housing Authority to support and promote fair housing and provide information and referral services for problems between tenants and landlords. This effort had been carried out on a case-by-case basis by various departments within the City, chiefly the City Information Agency. This program would consolidate and centralize the function. This effort will meet HUD requirements for a fair housing program in the City.

b. Quantified Objectives: The City's objective is to provide assistance for approximately 13,000 requests over five years.

c. Implementation:

1) Administrative Responsibility. The Housing Authority would administer this program under contract with the City. It is the formalization of an existing function that has grown substantially in the last few years.

- 2) Funding. CDBG funding is budgeted for this program.
- 3) Schedule. This effort should be carried on a continuing basis.

22. Prepare (perform) a Fair Housing Assessment

a. Program Description:

Community Development Block Grant Program Entitlement Regulations require a recipient to conduct "an analysis to determine the impediments to fair housing choice in its housing and community development program and activities." HUD Fair Housing staff have twice expressed their concern that the City has yet to comply with this regulation.

In order to comply, the City should hire a consultant to assess its community development program as it relates to fair housing and investigate fair housing impediments within its jurisdiction. As discussed in Program #19, the City plans to contract with the Housing Authority to provide fair housing services. An outside consultant could impartially assess both the Housing Authority's and Community Development Department's activities. The consultant could also perform an audit of rental units and rental agencies. Using white, Hispanic and African-America testers, the consultant should report on any differences in treatment, information provided, or requirements presented.

b. Quantified Objectives: Preparing the Fair Housing Assessment is a one-time effort, with no numerical objectives. The findings of the Assessment may be used to create new housing programs.

c. Implementation:

- 1) Administrative Responsibility. This program would be administered by the Community Development Department through a contractual agreement with an independent consultant.
- 2) Funding. CDBG funding is budgeted for this program.
- 3) Schedule. This program should be implemented within one year of adoption of the Housing Element update. Initial work has already begun on this project; however, it may not be completed until the next planning period.

## OTHER HOUSING PROGRAMS

23. Housing Needs Assessment Program

a. Program Description: The Housing Needs Assessment Program monitors local housing needs to reassess and update the City's data base. This program is carried out as part of the Community Development Report, prepared by the Planning and Revitalization Divisions. Information from this assessment is used to monitor progress towards meeting housing needs and to suggest new direction, if necessary.

In future Community Development Reports, the section should be expanded to monitor progress in achieving Housing Element program objectives.

b. Quantified Objective: This program does not have quantified objectives.

c. Implementation:

- 1) Administrative Responsibility. Administrative responsibility for this Program is with the Department of Community Development.
- 2) Funding. No additional funding or staffing is anticipated.
- 3) Schedule. This is an ongoing program.

## VIII. OTHER HOUSING PROGRAM COMPONENTS

This section describes how other Housing Element requirements are addressed, including:

- Equal Housing Opportunity;
- Citizen Participation;
- Comprehensive Plan Consistency;
- Energy Conservation; and
- Housing in the Coastal Zone.

### A. EQUAL HOUSING OPPORTUNITY

Under City Council Resolution No. 75-98, all City housing programs are administered according to fair housing principles. The Fair Housing/Tenant-Landlord Relations Program (Housing Program No. 21) addresses this concern.

The Affordable Housing incentives within the City's RGMP assist equal housing opportunities, because they encourage low income housing in newer, developing areas of the City, enabling affordable housing to be obtained outside older neighborhoods where minority groups have historically been concentrated.

### B. CITIZEN PARTICIPATION

The updated Housing Element was developed as part of an overall Comprehensive Plan Update directed by the Comprehensive Plan Review Committee (CPRC), a broad-based citizen group. Between mid-1986 and November 1987, CPRC conducted public meetings on an almost biweekly basis as part of the Comprehensive Plan update process. Several of these meetings focused upon the Housing Element.

The City Council Ad Hoc Committee on Housing, in conjunction with the Comprehensive Plan Update process, focused attention on programs needed to help address pressing affordable housing issues. The Committee solicited input from a broad spectrum of the community.

Among the groups providing input to this effort were the City Housing Authority, Cabrillo Economic Development Corporation, Network for Housing, Ventura County Commission on Women, and Building Industry Association.

Public participation on a continuing basis will be facilitated by the ongoing operation of the Rent Review Board, the Housing Element's Technical Assistance Program, and City Council Housing Committee.

C. COMPREHENSIVE PLAN CONSISTENCY

Section 66583(c) of the Government Code requires that the Housing Element describe the means by which consistency will be achieved with other general plan elements and community goals.

In order to assure internal consistency of its Comprehensive Plan, the City updated all elements simultaneously. All elements were reviewed with one another to identify and correct any potential inconsistencies.

The population associated with build-out of vacant residential lands was calculated based upon land use designations contained in the updated Land Use Element to assure sufficient lands are made available to accommodate the Comprehensive Plan population figures.

In addition, Capital Improvement Deficiency Studies are required in the Saticoy-Wells area, and in undeveloped Hillside areas to assure public facility needs are identified and addressed in order to eliminate potential constraints to development.

All individual projects proposed are reviewed by the City's Environmental Impact Report Committee for consistency with the Comprehensive Plan.

Finally, the Master EIR prepared on the City's Comprehensive Plan contained an analysis of internal consistency of the Plan's various elements.

**D. ENERGY CONSERVATION**

The City advocates energy conservation through three separate methods. The first is the City's RGMP project evaluation criteria, that offer incentives for developers to incorporate energy conservation measures into their projects. These features could include active and passive solar water and space heating designs, double pane glass, and drought tolerant landscaping.

The second approach involves modifications of the City Building and Zoning Codes that will allow energy efficiency in construction designs. As an example, setback requirements may be less stringent to permit efficient building siting for use of active or passive solar energy. The Residential Planned Development (RPD) zoning categories allow flexibility in setbacks, and provide for techniques such as clustering of development.

A third approach is through land use designations. Planned Residential (PR) designations encourage the flexibility described under the RPD zoning designation. The Planned Mixed Use Development (PMXD) designation allows a variety of uses in one area. Combining residential, office and commercial uses can reduce commuting distances between home and work or shopping. Day care, financial institutions and other personal services conveniently located adjacent to residential areas can also reduce trip generation and energy consumption by these households.

**E. HOUSING IN THE COASTAL ZONE**

Section 65588 of the Government Code requires that Housing Element updates contain additional information about housing in the coastal zone, as of January 1, 1991.

This includes:

- Number of new units approved for construction after January 1, 1982: 179
- Number of new units for low and moderate income households required to be provided either within the coastal zone or within three miles of it: 92
- Number of units occupied by low and moderate income households and authorized to be demolished or converted since January 1, 1982: 109
- Number of units for low and moderate income households required either within the coastal zone or within three miles of it in order to replace those being demolished or converted: 92

Construction of the Mission Plaza Shopping Center at Ventura Avenue and Main Street required demolition of 68 dwelling units: 58 at the Plaza Hotel, 7 at the Lopez apartments, and 3 others. Demolition of 22 units on Redevelopment Block D and two units on Redevelopment Block F also occurred.

These were replaced by the following units:

<u>Developer</u>	<u>Location</u>	<u>Income</u>	<u>Number of Units</u>
Weston	Telephone Road at Highway 101	Moderate	33
Wittenberg	Telephone Road at Utica	Low	15
Housing Authority/ Wittenberg	Jasper near Darling Road	Very Low	20
Redevelopment Agency	Garden Estates	Low-Moderate	22
	TOTAL		90

An additional 22 low to moderate income dwelling units were required as a result of other redevelopment mandates. This requirement was met through construction of the 48-unit Garden Estates project in the Downtown Redevelopment Project. One remaining affordable unit is required to be developed.

An important conservation measure in the City's coastal area is addition of a Mobile Home Park (MHP) land use designation in the Comprehensive Plan Land Use Element. This designation has been applied to the Ventura Marina Mobile Home Park in the Ventura Harbor area. Thus, despite of the underlying Harbor-Commercial (HC) zoning, 310 mobile home dwelling units will be conserved.

The Land Use Element also includes a policy to: "preserve and protect existing visitor-serving facilities, specifically lower cost motels..." in the coastal area.

LM/93-300  
REVIT  
REV 9-93

## EXHIBITS



**EXHIBIT 1**

**HOUSING ELEMENT GUIDELINES**

**STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



**EXHIBIT 1**  
**HOUSING ELEMENT GUIDELINES**  
**STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**SECTION 65583**

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobilehomes, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:
  - (1) Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
  - (2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- (4) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- (5) Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- (6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, families with female heads of households, and families and persons in need of emergency housing.
- (7) Analysis of opportunities for energy conservation with respect to residential development.

(b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the identified existing housing

needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do the following:

- (1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, and mobilehomes, in order to meet the community's housing goals as identified in subdivision (b). The program may include an identification of adequate sites for emergency housing.
- (2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- (3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- (4) Conserve and improve the condition of the existing affordable stock.
- (5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The program shall include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

**EXHIBIT 2**

**STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**COMMENTS ON CITY OF SAN BUENAVENTURA DRAFT HOUSING ELEMENT**



## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Division of Housing Policy  
Development  
921 Tenth Street  
Sacramento, CA 95814  
(916) 323-3176

RECEIVED MAR 26 1987

March 23, 1987

Mr. John Baker  
City Manager  
City of San Buenaventura  
P.O. Box 99  
San Buenaventura, CA 93003-0099

Dear Mr. Baker:

RE: Review of San Buenaventura's Draft Housing Element

Thank you for submitting San Buenaventura's draft housing element, received February 9, 1987, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

Our review has been facilitated by a phone conversation on March 17, 1987 with Debby Millais of your staff. This letter and appendix summarize the conclusions of that discussion.

San Buenaventura's housing element thoroughly documents the City's housing needs and clearly describes a comprehensive program to address those needs. In our opinion, however, certain changes are needed to comply with State housing element law. Suggested changes and other comments appear in Appendix A to this letter.

We hope our comments are helpful to the City and we wish you success in the implementation of your housing program. We appreciate the time and effort of Ms. Millais during our review. In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations listed below. If you have any questions about our comments or would like assistance in the implementation of your housing program, please contact Steve Boilard of our staff at (916) 323-4475.

Sincerely,

A handwritten signature in cursive ink that reads "Nancy J. McKee".

Nancy J. McKee, Chief  
Division of Housing Policy  
Development

NJM:SB:bt

cc: ✓ Debby Millais, Senior Planner, City of San Buenaventura  
Jonathan Lehrer-Graiwer, Western Center on Law and Poverty, Inc.  
Louise Rice-Lawson, Santa Barbara-Ventura Counties Region  
Clint Rosemond, Southern California Association of Governments  
Bob Cervantes, Governor's Office of Planning and Research  
Tom Bannon, California Building Industry Association

## APPENDIX A

### City of San Buenaventura

The following changes would, in our opinion, bring San Buenaventura's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change we cite the supporting section of the Government Code. Where particular program examples or data sources are listed, these are suggestions for your information only. We recognize that San Buenaventura may choose other means of complying with the law.

1. Include an analysis of the City's share of the regional housing need as defined by SCAG (Section 65583(a)(1)). The element includes an analysis of future needs based on current SCAG data, and in this respect will be valid until July 1, 1989. However, for this element to be valid past the July 1, 1989 update requirement, it should use new projections from SCAG's 1989-1994 Regional Housing Allocation Model (RHAM), expected to be produced by July 1, 1988.
2. Include an inventory of sites which will be made available through appropriate zoning and development standards to encourage the development of sufficient capacity and variety of housing types to meet the City's needs for all income levels (Section 65583(c)). Table V-1 of the element approaches this requirement, but does not break out sites by different zoning levels. Such data is necessary, in our opinion, to determine whether an adequate supply of higher density and manufactured housing can be accommodated. Additionally, if this element is to satisfy the July 1, 1989 update, the sites inventory should accommodate the new SCAG projections.
3. Describe the City's efforts to achieve participation of all economic segments of the community in the development of the housing element (Section 65583(c)). In our opinion, the discussion on the second page of Section X of the element should be expanded to describe all the public opportunities to participate in housing element development.
4. Coastal Zone Requirements - For those portions of unincorporated Los Angeles County contained within the coastal zone, include the following information:
  - o Number of new units approved for construction after January 1, 1982 (Section 65588(d)(1)).
  - o Number of units for low- and moderate-income households required to be provided either within the coastal zone or within three miles of it (Section 65588(d)(2)).
  - o Number of units occupied by low- and moderate-income households and authorized to be demolished or converted since January 1, 1982 (Section 65588(d)(3)).

- o Number of units for low- and moderate-income households required either within the coastal zone or within three miles in order to replace those being demolished or converted (Section 65588(d)(4)).
- 5. Since this is an update of the City's 1981 housing element, this element should incorporate a review and revision of the previous element (Section 65588(a) and (b)). Appendix B to this letter outlines these requirements.
- 6. The element's analysis of the City's Air Quality Management Program (AQMP) raises the question of whether the City's share of the regional housing need can be achieved. We recommend that the City analyze the AQMP in the light of the new SCAG figures when they become available. Appendix C to this letter provides more information on growth control ordinances vis-a-vis housing elements.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
Housing Policy Development  
Division  
800 Third Street, Room 430  
P.O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3176



R E C E I V E D  
MAR 23 1990

March 20, 1990

Dept. of Community Development  
Planning  
San Buenaventura

Mr. John Baker  
City Manager  
City of San Buenaventura  
501 Poli Street  
P. O. Box 99  
Ventura, CA 93002-0099

Dear Mr. Baker:

RE: Review of San Buenaventura's Adopted Housing Element

Thank you for submitting the housing element adopted by the City of San Buenaventura on August 8, 1989, and received in this office on October 10, 1989. As you know, this Department has authority to review adopted housing elements and report our findings to the locality (Government Code Section 65585 (c)).

Our review of the City's housing element was facilitated by telephone conversations on February 2, and March 7, 1990, with Senior Planner Mark Stevens, as well as a letter he wrote to us on February 9. We appreciate Mr. Stevens' cooperation and assistance.

The City's housing element is well written and provides much useful information about the City. In our opinion, however, certain revisions are necessary to comply with Article 10.6 of the Government Code. This letter and the attached Appendix summarize our comments and recommended changes.

We note the review and evaluation of the 1981 housing element contained in the more recently adopted element, and commend the City for exceeding its objectives under the Affordable Housing Program.

The City should be aware of a recent amendment to housing element law (Chapter 1451, Statutes of 1989) requiring all housing elements to include, by January 1, 1992, additional needs analyses and programs to address the potential conversion of assisted housing developments to non-low-income housing uses during the next ten-

year period. Assisted housing developments are defined to include any multifamily rental housing assisted under any of the following programs:

1. Federal: Section 8, 213, 221(d)(3), 236, 202, and 101; CDBG and FmHA Section 525.
2. State: Multifamily revenue bonds
3. Local: Multifamily revenue bond, redevelopment, in-lieu, inclusionary, and density bonus programs with affordability controls.

HCD is developing a technical assistance document to assist localities in meeting the new requirement.

Please note the attached copy of a page from a March 1, 1989, publication entitled Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, prepared by the California Coalition of Rural Housing Project. It indicates that units in the Ventura Terrace project could lose federal subsidies during the planning period. Government Code Section 65863.10 requires at least six months advance notice from project owners to local governments where federal financial assistance for multifamily rental housing is to be terminated or prepared. In addition, recently approved legislation requires housing elements to include additional analyses and programs regarding these, and other subsidized units by January 1, 1992 (see Supplemental Housing Element Information appendix for more details).

We understand that San Buenaventura requires fire sprinklers in new homes. You should be aware of a recent Attorney General's Opinion, No. 88-904, September 24, 1989, 72 Op. Cal. Attorney General 180, which states that cities and counties may not adopt building standards relating to fire and panic safety that are more stringent than those adopted by the State Fire Marshall under Health and Safety Code Sections 17922, 17958.5, or 17958.7 (State Housing Law).

The Ventura Redevelopment Agency has reported to this Department that there was over \$400,000 in that agency's Low and Moderate Income Housing Fund on June 30, 1989. As you may know, jurisdictions proposing to use a redevelopment agency's financial resources for housing assistance may get priority consideration for State program assistance for proposed housing projects.

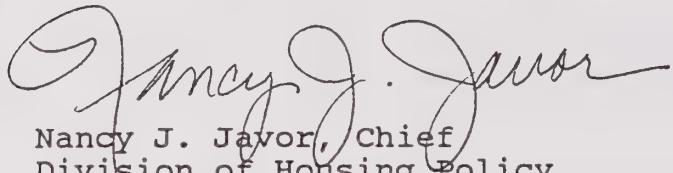
Mr. John Baker  
Page Three

In addition to the redevelopment agency's Low and Moderate Income Housing Fund, the recently enacted State General Obligation bond programs, established by Proposition 77 (California Earthquake Safety and Housing Rehabilitation Bond Act of 1988) and Proposition 84 (Housing and Homeless Bond Act of 1988) are currently available to assist localities with funding to implement low- and very low-income housing programs. See the attached appendix for additional information about these programs.

We hope these comments are helpful to the City. We wish the City success in implementing its housing programs. Please do not hesitate to contact Margaret Bell of our staff at (916) 323-3180, if you have any questions regarding our comments.

At their request, pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations named below.

Sincerely,



Nancy J. Javor, Chief  
Division of Housing Policy  
Development

Enclosures

NJJ:MB:bt

cc: Mark Stevens, Senior Planner, City of San Buenaventura  
Ana Marie Whitaker, Los Angeles Times  
Western Center on Law & Poverty, Inc.  
Jonathan Lehrer-Graiwer, Attorney at Law  
Joe Carreras, Southern California Association of Governments  
Kathleen Mikkelsen, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Richard Lyon, California Building Industry Association  
Kerry Harrington Morrison, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Christine D. Reed, Orange County Building Industry Association

## APPENDIX

### City of San Buenaventura

The following changes would, in our opinion, bring the City's adopted housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that San Buenaventura may choose other means of complying with the law.

#### A. Housing Needs, Resources, and Constraints

1. Provide an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and analyze the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)).

We have sent Mr. Stevens a copy of the Department's housing element review worksheet (copy enclosed) which provides, on page 2, a list of items constituting an adequate land inventory.

2. Analyze potential and actual governmental constraints on the development, improvement, or maintenance of housing for all income levels (Section 65583(a)(4)).

The analysis should determine if the City is using its land use controls or building code enforcement powers in a manner that constrains housing development or improvement. For instance, the element could analyze the cost vs. benefits of the City's present non-conforming use section of the zoning ordinance described on page 57 of the Technical Appendix. The analysis could determine if the residential areas most adversely affected by that policy could be more productively used as a site for the needed emergency shelter or transitional housing, and whether the City has the necessary resources to mitigate any adverse impacts on present occupants of existing structures.

The element should also analyze the City's policies with regard to second units. Your attention is called to Government Code Sections 65852.1 and 65852.2 which require that second units be permitted in all residential zones unless the legislative body adopts a finding pursuant to Section 65852.2(b). Second units, under the City's zoning code (Sec. 8126.010 (b)) are permitted only in residential areas zoned exclusively for R-1 development.

The housing element technical appendix, on page 30, states the Air Quality Management Program (AQMP) limits residential building permits to 300-400 each year over the planning period. It describes the City's point system for allocating permits. On page 31, the statement is made that compliance with the AQMP is required under state and federal law.

It is our understanding, after talking with staff in the Ventura County Air Pollution Control Division, that while the federal government requires local governments in certain areas to produce Air Quality Management Plans, the County Air Pollution Control Board does not act as an enforcement agency. The City has control over its own growth and air quality management program.

Given the fact that 2,634 new units of housing are needed over the next planning period for low- and moderate-income households, the 300 to 400 units allocated each year would be insufficient to meet the need even if all of them were required to be affordable to the targeted households. The extended review process associated with the allocation of units under the AQMP increases the cost of the units produced. For this reason, we urge the City to focus its efforts on increasing the incentives for affordable housing production through the point system, as well as through assistance to assure affordability of units in the smaller projects which are exempt from the AQMP.

B. Quantified Objectives

Establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over the five-year time frame (Section 65583 (b)).

Plans for the use of the Redevelopment Agency's Low and Moderate Income Housing Fund (discussed on pages 68-70) contain objectives. It is not clear that those objectives are in addition to the stated objectives for other programs. The housing element should summarize the City's overall objectives for the construction, rehabilitation, and conservation of units. The conservation objective should include objectives for the preservation for low-income households of existing assisted housing eligible to convert to non-low-income uses.

C. Housing Programs

1. Include program actions to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for all income levels (65583(c)(3)).

The Housing Element Technical Appendix, beginning on page 29, lists at least 14 constraints to the development of housing in the City, some of which reflect the City's efforts to ensure orderly development patterns. On page 49, the Technical Appendix contains several suggestions for mitigating the adverse impact of governmental constraints to the development of housing. Those suggestions should be developed into program statements with goals and objectives (quantified, where possible). Responsibility for implementation of each program should be assigned to a specific entity, and a time frame should be established for accomplishment of the stated objectives.

The worksheet included with this letter provides a chart (page 4) which defines the kinds of programs and program information this Department believes are necessary to comply with Government Code 10.6.

2. Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing, to meet the community's housing goals as identified in subdivision (b) (Section 65583(c)(1)). It is not possible to determine the City's compliance with this requirement in the absence of a complete land inventory (see comment A-1).

In addition, the element should include a program to identify a site (or sites) for emergency shelter facilities and transitional housing to address the unmet need described on page 8 of the Technical Appendix (200-450 homeless persons needing shelter), since the program for the development of the needed facilities requires that such a site be available.

3. Include a program to encourage equal housing opportunities for all persons within the jurisdiction (Section 65583(c)(5)).

The housing element discusses the City's proposed Fair Housing/Tenant-Landlord Relations Program, but contains no indication that the program is actually operating. The City could disseminate information on fair housing laws and provide a means for resolving housing discrimination complaints. The State Department of Fair Employment and Housing, the County Human Resources Division, or some other appropriate fair housing agency may provide assistance in this regard.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****OFFICE OF THE DIRECTOR**

1800 THIRD STREET, Suite 450  
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(916) 445-4775 FAX (916) 323-2815



April 16, 1992

92 APR 20 PM 12:35  
CITY MANAGER'S OFFICE  
CITY OF SAN BUENAVENTURA

Mr. John Baker  
City Manager  
501 Poli Street  
P.O. Box 99  
Ventura, CA 93002-0099

Dear Mr. Baker:

**RE: Review of San Buenaventura's Draft Housing Element**

Thank you for submitting San Buenaventura's draft housing element, received March 2 1992, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585 (b)).

Identified concerns were reviewed in a telephone conversation on April 15, 1992 with Loretta McCarty, the City's Project Manager. This letter and appendix contain a summary of that discussion.

The draft element is a well-written document and analyzes many of the community's housing needs. However, revisions are needed for the element to comply with state housing element law (Article 10.6 of the Government Code).

In particular, the element should clarify the availability of adequate sites, expand the analysis of governmental constraints, and demonstrate greater commitment to implement proposed program actions. The appendix to this letter outlines the revisions needed to bring the element in to compliance.

Chapter 1451, Statutes of 1989, required all housing elements to include additional needs analyses and programs to address the potential conversion of existing assisted housing developments to non-low-income housing uses during the next ten-year period (Section 65583 (a)(8) and (c)(6)). Item D in the appendix describes revisions, which in our opinion, are necessary to comply with these requirements. As a result of Chapter 889, Statutes of 1991, these revisions are required by July 1, 1992.

Chapter 889, made additional amendments to housing element law effective January 1, 1992. A current copy of the amended statutes is enclosed. Housing elements amended after this date are required to address the relevant sections. As a result, the appendix describes additional revisions needed for the element to comply with current state housing element law.

In particular, the law now requires that where the inventory of sites required pursuant to Section 65583 (a)(3) does not identify adequate sites to accommodate a locality's regional housing needs for all income groups, the element must include a program to provide sufficient sites which permit owner-occupied and rental multifamily housing by right at a density and with development standards which will accommodate and facilitate the development of housing affordable to low- and very low-income households.

A technical assistance paper, which outlines these and other recent amendments to the law, will be forwarded to the City upon its completion.

We hope our comments are helpful to the City and we appreciate the assistance of Ms. McCarty during the course of our review. If you have any questions about our comments, please contact Gary Collord of our staff at (916) 327-2644. We look forward to receiving your adopted element and reviewing it pursuant to Section 65585 (h).

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Joan Kawada Chan  
Chief Deputy Director

Attachments

Mr. John Baker

Page 3

cc: Loretta McCarty, Project Manager, City San Buenaventura  
Karen Flock, Cabrillo Economic Development Corp.  
Karen Warner, Cotton/Beland/Associates  
David Booher, California Housing Council  
Western Center on Law & Poverty  
Jonathan Lehrer-Graiwer, Attorney at Law  
Ana Marie Whitaker, Calif. State University Pomona  
Joe Carreras, Southern California Association of Governments  
Kathleen Mikkelsen, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Dwight Hanson, California Building Industry Association  
Kerry Harrington Morrison, California Association of  
Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Wiener, California Coalition for Rural Housing  
Susan DeSantis, The Planning Center

## APPENDIX

### City of San Buenaventura

The following changes would bring San Buenaventura's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that the City may choose other means of complying with the law.

#### A. Housing Needs, Resources and Constraints

1. Clarify the availability of land suitable for residential development for all income groups, including vacant sites and sites having potential for redevelopment, and analyze the relationship of zoning and the availability of public services and facilities to the sites (Section 65583 (a)(3)).

The inventory of potential sites for low- and moderate-income housing on pages 35-39 of the element, should indicate the development density range allowed under the zoning (or proposed zoning) of each site and clarify which sites will require rezoning to be consistent with the land use designation and permit residential development.

For sites which require rezoning, only those sites that are expected to be rezoned and developed within the planning period can be used towards accommodating the City's share of the regional housing need. The element should specify when and how such sites are expected to be rezoned and what the expected zoning designation will be.

The element should also clarify why the City believes these sites may be appropriate for meeting low- and moderate-income housing needs. Many of the sites do not appear appropriately-zoned for meeting the needs of low- and moderate-income households. For example, sites 8 through 14 appear to be mostly designated for low density residential development.

The element should indicate whether each of the sites has access to, or is capable of being served with, essential public facilities and services necessary to accommodate development during the planning period of the element.

The element indicates that the "lack of additional water, or the expense of providing more water, will certainly impact development of housing for all income levels." The element should clarify whether water limitations will prevent the City from accommodating its new construction need over the planning period and by what amount. If water limitations are expected to prevent the City from accommodating its regional housing needs, the element should describe potential solutions for overcoming this constraint and City efforts to address the water problem.

For your information, a recent amendment to housing element law (Chapter 889, Statutes of 1991) requires localities to furnish special districts and private entities that provide retail water services or sewer services in the locality with a copy of the adopted element and any amendments to the adopted element. These entities are required to grant existing and projected water and sewer service priority to housing development proposals which help meet the locality's needs for lower-income housing.

2. Expand the analysis of the City's land use controls, on- and off-site improvement requirements, fees and exactions, permit processing procedures, and building codes and enforcement procedures as potential and actual governmental constraints upon the maintenance, improvement, and development of housing for all income groups (Section 65583 (c)(4)).

- a. The analysis of land use controls should describe and analyze zoning and other land development regulations such as building setback and height standards, on-site open space and parking requirements, and design review requirements for single and multifamily residential zones.

The analysis of land use controls should also indicate whether conditional use permit approval is currently required for owner-occupied and rental multifamily housing developments.

The analysis of the City's Residential Growth Management Program (RGMP) should clarify whether it will allow the City to accommodate the balance of its regional share allocation over the planning period. More specifically, the analysis should describe how the number of units permitted for each biennial allocation is determined and specify how many units will be permitted annually or biennially during the planning period. The

analysis should also clarify how current and projected water supply limitations will affect the RGMP allocation over the planning period.

- b. The analysis of on- and off-site improvement requirements should describe and analyze the City's subdivision improvement requirements. For example, widths, design, and layout standards for residential lots, streets, sidewalks, and landscape easements.
- c. The analysis of permit processing procedures should describe processing timelines and discretionary review requirements for various residential development applications (e.g., tract maps, planned developments, conditional use permits, site plan reviews, etc.). In addition, the element should evaluate the impact of the RGMP process on permit processing. For example, the element indicates that it takes "several years" to secure a population allocation under the RGMP.
- d. The analysis of building codes and enforcement procedures should also describe the City's procedures for identifying and resolving code violations.
- e. The analysis of permit fees and exactions (Chart 11) should be expanded to indicate permit fee costs for various residential development applications (e.g., site plan review, tract maps, conditional use permits, zone change, environmental studies, etc.).

Where constraints are identified, the element should include programs to mitigate them or, where appropriate and legally possible, remove them (see item C-2, below) (Section 65583 (c)(3)).

- 3. Expand the analysis of overpaying and overcrowded households (Section 65583 (a)(2)). In addition to identifying the number of overcrowded and overpaying households, the element should analyze the severity of these household conditions in San Buenaventura and identify potential solutions and resources to address potential needs.

## B. Quantified Objectives

Clarify and analyze the maximum number of housing units that can be constructed for all income groups during the planning period of the element (Section 65583 (b)).

The new construction objectives reported in Chart 2 on page 5 of the element do not appear to match the number of approved and pending units illustrated in Chart 10, or the objectives set forth in the element's schedule of program actions for lower-income households. For example, Chart 2 estimates that no units affordable to very low-income households will be constructed, while Programs 3 and 4 indicate that some units affordable to this household group will be constructed.

The new construction objectives reported in Chart 2 are less than the City's regional share allocation for all income groups. When a locality's quantified objectives are less than the total identified need, the element should include the analysis used to establish the maximum objectives.

While page 3 of the element indicates that constraints imposed by air quality, water supply, and land values will require that the City's objectives be less than identified needs, the element fails to clearly demonstrate how each of these constraints will prevent the City from accommodating its overall housing needs and its specific housing needs for various income groups.

#### C. Programs

1. Identify adequate sites which will be made available through appropriate zoning and development standards needed to facilitate and encourage the development of a variety of housing types for all income groups. Where the inventory of sites does not identify adequate sites to accommodate the need of all household income groups pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households. The phrase "use by right" means the use does not require a conditional use permit, except when the project is a mixed-use project involving both commercial and residential uses. Use by right shall be provided in accordance with subdivision (f) of Section 65589.5 (Section 65583 (c) (1)).

Following clarification of the availability of adequate sites as requested in Item A-1, above, the City may need to include program actions to increase the availability of appropriately-zoned residential sites (which permit owner-occupied and rental multifamily housing by right), necessary to provide adequate housing sites for low- and moderate-income groups.

2. Address and, where legally possible, remove governmental constraints to the maintenance, improvement, or development of housing for all income groups (Section 65583 (c)(3)). The adequacy of City efforts to mitigate actual or potential constraints cannot be determined in the absence of a complete discussion and determination of potential constraints (see item A-2, above).

For example, the element indicates that implementation of the City's unreinforced masonry ordinance may serve as a constraint to the maintenance of affordable housing in the City. However, no analysis of how this constraint could be mitigated or removed (and a program for doing so) is provided.

For your information, the Department of Housing and Community Development's California Housing Rehabilitation Program (Rental Component) currently has funding available for preserving and rehabilitating unreinforced masonry multifamily units. Eligible activities include seismic retrofit, code violation, conversion from nonresidential to residential use, and reconstruction. Please contact Steve Mabs, Program Manager at (916) 445-6501, for more information about this program.

3. Some of the programs in the element should demonstrate a greater commitment to implement to ensure that the City can meet housing element program requirements (Section 65583 (c)(1-5)). In particular, the element contains several programs (Programs 11, 12, 14, 18, 19 and 20) which indicate that they should be implemented within two years of the housing element update. The element should clarify which of these programs the City will implement and when. Implementation in two years would mean that these programs are unlikely to have an impact in the current housing element period.

Examples of other programs which require greater commitment to implement include:

Program 2: Does the housing authority plan to purchase sites for public housing during the planning period? How much funding is currently available to implement this program? What does the City mean by an as-needed basis; what are the City's current housing needs? How does the City plan to expand this program?

Program 3: How will the City ensure that 15% of all private residential development within the project area will be affordable to low- and moderate-income households? How will CDBG funds be used to achieve this objective?

Program 13: Why should non-conforming rental projects which exceed current density requirements be demolished? How will refusing rehabilitation funding and requiring that excess units be demolished further the City's affordable housing needs?

D. Preservation of Subsidized Housing

Pursuant to Chapter 1451, Statutes of 1989, expand the analysis of existing, assisted multifamily housing developments that are eligible to change to non-low-income housing uses within ten years of the statutory-mandated housing element update (July 1, 1989) due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions (Section 65583 (a)(8)).

Clarify that the inventory of at-risk projects includes all federal, state, and locally-subsidized projects which fall under the requirements of the statute (e.g., state (CHFA) or local multifamily mortgage revenue bond, density bonus, CDBG, Farmers Home Administration, etc.). The assertion that there are no projects at risk should be supported by a description of the process used and sources checked to verify the finding.

In addition to the Ventura Terrace project (which is not at risk), the Inventory of Low Income Rental Units Subject to Termination of Federal Mortgage and/or Rent Subsidies, indicates that a few Mod Rehab contracts have been issued for projects in Ventura County which are potentially at-risk within the ten-year period. The element should indicate whether any of these projects are located within the City. The County's housing authority should be able to identify the location of these projects.

If any units are found to be at risk, the element should be amended to include the required housing element components of analysis: inventory of projects, project information, cost analysis, preservation resources, quantified objectives, and program efforts.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT****DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 THIRD STREET, Room 430

P.O. BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625

RECEIVED NOV 13 1992



November 5, 1992

Mr. John Baker  
City Manager  
501 Poli Street  
P.O. Box 99  
Ventura, California 93002-0099

Dear Mr. Baker:

**RE: Review of San Buenaventura's Revised Draft Housing Element**

Thank you for submitting San Buenaventura's revised draft housing element, received September 21 1992, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)). We also received an earlier letter from the City (dated July 31, 1992) which outlines responses to most of the comments included in our April 16, 1992 review letter.

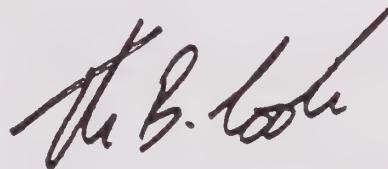
The revised element, in conjunction with the July 31, 1992 letter, adequately responds to some of the comments outlined in our April 16, 1992 review letter. For example, the revised element now clarifies: the effect of water limitations on the City's new construction objectives, the status of sites included in the site inventory, and implementation time frames for certain program actions. The City has indicated that it will include a more thorough analyses of governmental constraints and housing needs in the updated element due July 1, 1994. We wish to advise the City that its ability to demonstrate the adequacy of programs continued in the 1994 update will be based in part upon its progress in effectively implementing the current schedule of program actions.

Therefore, the only remaining revision needed to bring the element into compliance with Article 10.6 is to include programs which will provide sufficient sites to accommodate projected housing needs within the current planning period. These issues were discussed in a telephone conversation on November 3, 1992 with Loretta McCarty, the City's Project Planner. This letter and Appendix contain a summary of that discussion and the revisions needed to bring the element into compliance with state housing element law (Article 10.6 of the Government Code).

We hope our comments are helpful to the City and we appreciate the cooperation and assistance of Ms. McCarty during the course of our review. If you have any questions about our comments, please contact Gary Collord of our staff at (916) 327-2644.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Thomas B. Cook  
Deputy Director

cc: Loretta McCarty, Project Manager, City San Buenaventura  
Karen Flock, Cabrillo Economic Development Corp.  
Karen Warner, Cotton/Beland/Associates  
David Booher, California Housing Council  
Western Center on Law & Poverty  
Jonathan Lehrer-Graiwer, Attorney at Law  
Ana Marie Whitaker, Calif. State University Pomona  
Ginger Gherardi, Ventura County Transportation Commission  
Joe Carreras, Southern California Association of Governments  
Kathleen Mikkelsen, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Dwight Hanson, California Building Industry Association  
Kerry Harrington Morrison, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Wiener, California Coalition for Rural Housing  
Susan DeSantis, The Planning Center

## APPENDIX

### City of San Buenaventura

The following changes would bring San Buenaventura's housing element into compliance with Article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that the City may choose other means of complying with the law.

#### A. Programs

*Identify adequate sites which will be made available through appropriate zoning and development standards needed to facilitate and encourage the development of a variety of housing types for all income groups. Where the inventory of sites does not identify adequate sites to accommodate the need of all household income groups pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As referenced in our April 16, 1992 review letter, the inventory of sites (pages 35-39) still does not identify sufficient sites to accommodate the balance of the City's lower-income housing needs (i.e., for very low- and low-income households). According to Ms. McCarty, many of the sites are not located within the City or zoned for residential development.

Section 65583(a)(3) specifies that the inventory of sites include "an analysis of the relationship of zoning.... to these sites." In addition, as noted above, Section 65583(c)(1) requires local governments to identify adequate sites with appropriate zoning. Hence, the sites should be zoned for residential use in addition to being designated for residential use by the local general plan. Additionally, the permitted development density of the zoning should be appropriate for the income group to be accommodated.

As a result, the element should include programs to provide adequate sites. This program could include actions to annex and zone (at appropriate development densities) sufficient residential sites to accommodate the City's lower-income housing needs. Programs for annexation and zoning should be implemented at once to allow sufficient time for development to occur within the planning period. The programs should

specify the proposed zoning of the sites and the permitted development density range of the zoning.

The City has expressed concern that the County Local Agency Formation Commission (LAFCO) will not entertain annexation requests unless a development project is currently proposed for a site. According to LAFCO staff, however, annexation requests initiated by a City for the purpose of providing adequate sites pursuant to Section 65584 would be consistent with local LAFCO policies. While it is not possible to know whether LAFCO would approve annexation requests for the sites, the City is not prevented from pursuing annexations.

LAFCO staff also indicated that if the sites to be annexed were pre-designated for residential development under the City's General Plan, and the EIR prepared for the Plan adequately addressed the environmental impact associated with the future development of the sites, additional environmental analysis may not be required at the time of annexation, thus expediting development.

B. Preservation of Subsidized Housing

*Pursuant to Chapter 1451, Statutes of 1989, expand the analysis of existing assisted multifamily housing developments that are eligible to change to non-low-income housing uses (Section 65583(a)(8)).*

The City's checklist (received November 4, 1992 under separate cover) confirms the absence of other federal-, state-, or locally-assisted units at risk of conversion. Information from the checklist should be adopted into the element.

*LORETTA  
MCCARTY*

*T.E.M.*  
PETE WILSON, Governor



STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 THIRD STREET, Room 430

P.O BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625

RE: SAN BENAVENTURA'S DRAFT HOUSING ELEMENT

April 9, 1993

Mr. John Baker  
City Manager  
City of San Buenaventura  
501 Poli Street  
P.O. Box 99  
Ventura, California 93002-0099

Dear Mr. Baker:

**RE: Review of San Buenaventura's Revised Draft Housing Element**

Thank you for submitting San Buenaventura's revised draft housing element, received February 23 1993, for our review. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code Section 65585(b)).

The revised element adequately responds to the concerns outlined in our November 5, 1992 review letter regarding the provision of sufficient sites to accommodate the balance of the City's lower-income housing needs. Therefore, we are pleased to find that the draft element now complies with State housing element law (Article 10.6 of the Government Code).

While we are encouraged by the City's plans to promote increased residential development in the downtown area, our determination of compliance is based on the element's stated intention of the City to adopt a downtown specific plan and accompanying regulations which provide for and encourage sufficient development opportunities for the balance of the City's housing needs (1,145 units). If the specific plan as proposed is not adopted in the next few months, the element will need to be amended to provide alternate site opportunities, for example, by annexing and appropriately zoning additional sites.

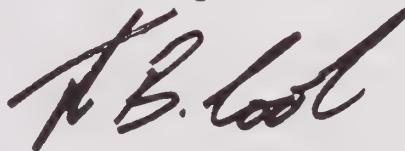
We also remained concerned about the City's progress in securing additional water supplies to support its housing needs, especially for lower-income households. The City's inventory of projects approved and pending for the current planning period (Chart 10) indicates that the City was able to provide water for 1644 housing units, expected to serve high- and moderate-income households, but only reserve enough water for the approval (to date) of 213 housing units expected to serve lower-income households.

While we realize the City's water availability problems may require much time and cost to resolve, it does not (nor do air quality management goals) obviate the City's housing element responsibilities. The City's ability to demonstrate the adequacy of its housing element update for the 1994-1999 planning period will, among other things, be based upon the City's progress in securing and allocating sufficient water supplies to equitably support existing and projected housing needs for all income groups.

We wish you success in implementing your housing program and look forward to reviewing the adopted element pursuant to Section 65585 (h). If you have any questions or would like assistance in implementing your housing program, please contact Gary Collord of our staff at (916) 327-2644.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Thomas B. Cook  
Deputy Director

cc: Loretta McCarty, Project Manager, City San Buenaventura  
Karen Flock, Cabrillo Economic Development Corp.  
Karen Warner, Cotton/Beland/Associates  
David Booher, California Housing Council  
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Ana Marie Whitaker, Calif. State University Pomona  
Joe Carreras, Southern California Association of Governments  
Ginger Gherardi, Ventura County Transportation Commission  
Kathleen Mikkelson, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Dwight Hanson, California Building Industry Association  
Kerry Harrington Morrison, California Association of  
Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Wiener, California Coalition for Rural Housing  
Susan DeSantis, The Planning Center

**EXHIBIT 3**

**CITY OF SAN BUENAVENTURA  
AFFORDABLE HOUSING PROGRAM**



CITY OF SAN BUENAVENTURA  
AFFORDABLE HOUSING PROGRAM

I. INTRODUCTION

A. Purpose and Intent

There is currently within the City of San Buenaventura a need for housing affordable to low and moderate income households, both renters and homebuyers. High and rising construction costs and interest rates have made it difficult for such households to purchase or rent a home. The City recognizes its authority and responsibility, set forth in Sections 65302(c), 65580(d) and 65583(c)(2) of the Government Code, to develop programs to meet such housing needs. For these reasons, the City Council finds and declares it necessary to assist in providing ownership and rental housing for low and moderate income households, and to ensure that such housing remains in the affordable market.

In order to encourage provision of such housing, three types of incentives are provided: Affordable Housing points through the Air Quality Management Program, and density bonuses or equivalent incentives, and Development Agreements for 100% affordable housing. There are provisions for ownership and for rental housing. To be eligible for these incentives, developers of affordable ownership housing must comply with the terms and conditions of the Affordable Ownership Housing program; developers of rental housing must comply with the terms of the Affordable Rental Housing Program. Affording housing points are described in the Air Quality Management Program. The criteria for these programs are set forth herein.

B. Relationship to Existing Plans and Program

These programs are directly related to the existing programs; the Housing Element of the Comprehensive Plan and the Air Quality Management Plan Implementation Program.

1. Housing Element

a. The Housing Element calls for adoption of an Affordable Ownership Housing Program which includes the following:

- (1) A mechanism for selecting and qualifying eligible households based on income limits.
- (2) A mechanism for determining sale prices

- b. Under the Housing Incentives Program, the Housing Element calls for the preparation of a program adapting the Density Bonus Program to the City's needs.
2. Air Quality Management Plan (AQMP) Implementation Program

The AQMP Program limits the number of residential units which can be constructed each year, and allocates the permitted units among developers based on a point system. Affordable Housing points are available for provision of low and moderate income housing, either rental or ownership.

Low and moderate income units developed through the Density Bonus Program will not be eligible for AQMP Affordable Housing points because another incentive, the density bonus, has been given.

Affordable ownership units made available through either incentive program may be administered through the Affordable Ownership Housing Program, or through a Mortgage Revenue Bond Program, if one is available.

Affordable rental units made available through the Density Bonus program may be administered through the Affordable Rental Housing Program, or through a standard HUD-regulated rental housing program such as Conventional Housing.

### C. Program Descriptions

1. The Affordable Ownership Housing Program includes the following:
  - a. The Requirements for Participation, which describes the minimum qualifications that units and projects must meet in order to participate in the program;
  - b. The Division of Responsibilities, which sets out what the specific responsibilities of the various program participants (developer, homebuyer, City) are;
  - c. The Standards for Household Eligibility and Unit Prices, which list the criteria for determining household eligibility and describe the formula used for deciding unit prices; and
2. The Affordable Rental Housing Program includes the following:
  - a. The Requirements for Participation, which describe the requirements and qualifications that units and projects must meet in order to participate in the program;

- b. Division of Responsibilities, which outlines the specific responsibilities of the three parties involved; the developer, the Housing Authority, and the City; and
- c. Standards for Household Eligibility and Rental Rates, which describes the criteria for determining household eligibility, and the formula for setting rental rates.

## II. AFFORDABLE OWNERSHIP HOUSING PROGRAM

### A. Requirements for Participation

In order for a development to participate in the program and to be eligible for AQMP Affordable Housing points or density bonus incentives, the following requirements must be met:

#### 1. Price/Offer of Units for Sale

Affordable units must be made available to qualified households at the price(s) determined through this program until all such units are sold.

#### 2. Minimum Number of Units

A minimum of four affordable units per development is required for incentives. The exact number of affordable units required for a given development shall be determined through incentive programs. Provision of the required number of affordable units will be made a condition of planning approvals.

#### 3. Compatibility

Affordable units developed in conjunction with and located within a market rate development, and which are of similar design, shall be of similar quality as the market rate units. Exteriors and floor plans of affordable units shall be similar to the market rate units; interior features such as luxury flooring, appliances, etc., need not be the same.

#### 4. Location

Affordable units which are developed as part of a larger market rate development and which are similar to market-rate units shall be dispersed throughout the development rather than clustered in a single area or a few areas. Siting of the affordable units within a project shall be approved by the City Planner in order to ensure dispersal.

### B. Division of Responsibilities

Three parties will be involved in the program; the developer, the home buyer, and the City. Program responsibilities will be divided as follows:

## 1. Developer

The project developer will:

- (a) Offer the required number of affordable units for sale and sell only to persons qualified to purchase in accordance with the terms and provisions of this Resolution;
- (b) Consult with the City and/or its designee to determine the price ranges at which the developer will be required to offer the units for sale;
- (c) Notify the City and/or its designee of issuance of the Department of Real Estate Public Report, upon receipt of same by the developer;
- (d) Notify the City and/or its designee, ten (10) days in advance, of the date on which affordable units will become available for sale, and submit monthly reports to the City covering the progress of sales of affordable units; and
- (e) Advertise the units, ensure that sales people are available to show them and provide assistance in sales processing and paperwork for the affordable units in the same manner as the market rate units; and
- (f) Pay to the City and/or its designee a fee, based on a rate of \$20.00 per hour adjusted from 1988 to reflect current cost-of-living increases, or such other current hourly rate as is charged by the City or its designee, to compensate for time expended qualifying applicants and preparing the list of eligible households.

In addition, the developer, with the assistance of the City or other such applicable agency, should make every effort to obtain below market interest rate financing for the affordable units.

### (g) Resale Controls:

Record a City-approved resale control deed restriction, covenant, or other servitude upon each affordable project, unit and lot. The resale control shall prohibit and make void any attempt to convey the project, unit, and lot, or to transfer any right to occupy or use the project, unit, and lot for any consideration in an amount or of a kind in excess of the affordable price as defined below. The affordable price will be defined by the City Council and adjusted from time to time for increases or decreases in the Ventura

County median income as determined and published annually by the United States Department of Housing and Urban Development, or the affordable price may be adjusted by a similar index if the HUD median income determination ever becomes unavailable. The resale control shall be effective for a period of not less than fifteen (15) years from the date of the initial sale, or for such longer time as may be required in conjunction with any specific project. All resale controls will be imposed by deed restrictions, covenants, or other servitude which shall run with the land and shall be enforceable by the City or its designee against any buyer or seller for the term of the control. In addition, the City may require the project developer to grant a right of first refusal at the affordable price to the City or its designee, or it may require other resale control methods. The City may allow increases in the affordable price to reflect reasonable capital improvements by the owner when the improvements are of a nature and kind that would be added to the owner/purchaser's basis in the project, unit and lot under applicable Federal tax laws and regulations for residential real property which is the owner's primary residence. The City may also allow increases in the affordable price to reflect the customary and reasonable costs of real property transfer which have been actually and necessarily incurred by the owner, including reasonable brokerage commissions.

## 2. Home Buyer

The prospective purchaser of an affordable unit will:

- (a) Provide the information necessary to determine whether the household is qualified to participate in the Program;
- (b) Complete the loan application and supply the information necessary to process the loan;
- (c) Provide the minimum down payment required;
- (d) Comply with all deed conditions, restrictions, and/or requirements of this program; and
- (e) Occupy the unit for a minimum of two years. The home-buyer is required to live in the unit at all times. The purchaser may not lease, rent or sell the unit during that time, except as consented to by the City and/or its designee. The City will not accept leases for over one year. After one year of rental, a unit must be sold pursuant to the affordable housing deed restriction.

3. City of San Buenaventura or its designee will:

- (a) Evaluate proposed affordable housing projects to determine whether they are in accordance with the terms and provisions of this Resolution;
- (b) Assign bonus points as may be appropriate under the AQMP program and/or administer other incentive programs approved by the City;
- (c) In consultation with the developer, determine price ranges for the affordable units;
- (d) Set and periodically update the requirements and qualifications for eligible households; and
- (e) Review records submitted by developer and applicant households to identify eligible households.

C. Standards for Household Eligibility and Unit Prices

1. Criteria for Household Eligibility

Households shall be eligible to purchase an affordable unit if they meet the following criteria:

- (a) Household income standards shall be based on 110% of the Ventura County area median income as described by the United States Department of Housing and Urban Development income index, adjusted for household size, or other equivalent Federal data.
- (b) For the purpose of the Density Bonus Program, household income shall not exceed:
  - (1) 120% of the median income, if 25% of the total units are affordable.
  - (2) 80% of the median income, if 10% of the total units are affordable.
- (c) For Development Agreements for affordable housing, household income shall not exceed 110% of median income for ownership housing or 80% of median income if rental housing. The City Council may authorize households of moderate income to purchase units if such units have not sold initially within what the City Council determines to be a reasonable time, but home sale prices shall not be increased for this purpose.

(d) Household assets shall not exceed the total of:

- (1) The required minimum down payment and closing costs, plus
- (2) The amount needed to pay monthly housing costs for six months, plus
- (3) An amount equal to 10% of the currently applicable sales price of the affordable unit.

## 2. Determination of Initial Affordable Unit Sales Price

Initial prices shall be calculated so that, after a 10% down payment, gross monthly housing expense shall not exceed 30% of the gross monthly income of an eligible household as defined in Section C-1. For the purposes of this program, gross monthly housing expense shall include an amount for utilities, insurance, property taxes, and other non-mortgage housing expenses (see Appendices A and B). For Fiscal Year 1988-89, this amount is \$150.00 and may be adjusted by the City from time to time based on City surveys of actual costs.

Developers may meet the price standards by lowering either the interest rate or the unit prices. If an adjustable rate mortgage is offered, the effective interest rate over a 30 year loan term must equal the rate shown in the interest rate column of Appendix A.

## D. Definitions

1. Assets. For the purpose of this Resolution, "Household Assets" means the value of a household's savings and equity in stocks, bonds, real property, or other forms of capital investment. "Assets" does not include items reasonably necessary for the personal use of the household, such as personal effects, furniture, appliances, automobiles, and real or personal property used in a business or undertaking which is a primary source of livelihood for such household.

## III. AFFORDABLE RENTAL HOUSING PROGRAM

### A. Requirements for Participation

In order for a development to participate in this Program whether for a Density Bonus or for AQMP Affordable Housing points, the following requirements must be met:

#### 1. Low/Moderate Income Units.

To be eligible for density bonus incentives, the project must contribute at least 25% of the total units for low and moderate income households, as defined in Section 50093 of the Health and Safety Code, or 10% of the total units for

lower income households as defined in Section 50079.5 of the Health and Safety Code.

2. Time Period

The units must be made available to such households for a minimum of thirty (30) years.

3. Rental Rates

Rental units shall be made available at rents not to exceed those described in Section C-2 below.

4. Compatibility

Affordable rental units developed in conjunction with a market rate rental development shall be of similar design and similar quality as the market rate units. Exteriors and floor plans of affordable units shall be similar to the market rate units; interior features such as luxury flooring, appliances, etc., need not be the same.

5. Location

Affordable rental units in a rental development shall be dispersed throughout the development rather than clustered in a single area or a few areas. Siting of the affordable units within a project shall be approved by the City Planner in order to ensure dispersal.

B. Division of Responsibilities

Program responsibilities will be divided as follows:

1. Developer

The project developer will:

- (a) Provide the requisite number of units, renting at the prices and rates set forth below. Specific units shall be designated for participation in the program
- (b) Enter into a lease or other agreement or arrangement with the Housing Authority or the City for the period specified herein, to the satisfaction of the City Planner and City Attorney.
- (c) Execute and record a deed restriction or other document in a form and manner acceptable to the City Planner and City Attorney, to make or record the limitations and requirements set forth in the Affordable Rental Housing Program.

- (d) Pay to the Housing Authority or to the City if the City is administering the Program, a fee, based on the rate of \$20.00 per hour adjusted from 1988 to reflect current increases in the Federally reported Consumer All-Items Price Index, or such other current rate as is charged by the administering agency, to compensate for time expended establishing rental rates and determining eligibility of low or moderate income families.
- (e) Provide for management of all the units. It shall be the responsibility of the management to notify the Housing Authority, the City, or any designee thereof, depending upon which entity is administering the contract, when a participating unit is vacant.

## 2. Housing Authority

The Housing Authority will:

- (a) Administer any lease or other agreement executed in accordance with Section III-C-3, except where the Agreement is being administered by the City.
- (b) Provide, to the extent feasible, eligible low income tenants.
- (c) Administer any lease or other agreement executed in accordance with Section III-C-3, except where the Agreement is being administered by the Housing Authority.

## 3. City

The City will:

- (a) Provide the density bonus or other incentive.
- (b) Consult with the Housing Authority in setting rental rates, as described in Section C-2 below.

## C. Standards for Household Eligibility and Rental Rates

- 1. Household Eligibility. Households shall be eligible to rent a unit made available through this Program if household income does not exceed 80% or less of median income. Federal Section 8 or voucher rent supplements may be used by eligible households if available.
- 2. Rental Rates.

Rental units under this Program shall be rented by the owner at a rental rate not to exceed the lesser of (a) HUD Fair Market Rents (FMRs) in force at the time of rental, and as they may be updated from time to time or (b) an

amount which is affordable for households of 80% or less of median income which pay 30% of income for rent. The term "rent" as used herein includes water, gas, electric, and rubbish collection utility costs, and such costs may not be charged to tenants over and beyond the rent.

3. Units under this Program will be leased or rented for a period of thirty (30) years pursuant to an agreement or other arrangement with the Housing Authority or City to the satisfaction of the City. The purpose of the agreement or arrangement will be to provide for rental of such units during a continuous period of at least thirty (30) years to persons or families of low income (per Health and Safety Code Section 50079.5 or 50093) who have been approved and referred by the Housing Authority or City.

The lease or other agreement with the Housing Authority or City may provide that in the event the Housing Authority should at any time not have eligible persons to occupy a unit or need to suspend or cease the program temporarily or otherwise, the Housing Authority or City may elect to release the unit temporarily to the owner for rental by the owner on a month-to-month basis at market rates until such time as the Housing Authority or City gives notice of its desire to recommence utilization of the unit. Upon such election by the Housing Authority or City, the Housing Authority or City shall have no obligation to pay rent until the unit is reclaimed and reoccupied on behalf of the Housing Authority or City. Upon the giving of notice by the Housing Authority or City determined of its desire to recommence use of the unit, owner shall promptly give sixty (60) days notice to the then occupant to vacate, and take all other appropriate steps to return the unit for occupancy by a Housing Authority eligible person or family.

#### D. Amendments

The provisions hereof are subject to amendment and modification and shall apply as amended or modified to all projects that are under this Program, to the extent feasible.

### IV. DEVELOPMENT AGREEMENTS FOR 100% AFFORDABLE HOUSING PROJECTS

A housing developer may choose to request a Development Agreement to produce 100% affordable housing.

#### A. In order to qualify for a Development Agreement, a project must meet the following criteria:

1. Developer must agree to abide by a Development Agreement which allocates all (100%) of the housing units for ownership housing to persons who earn no more than 110% of the median income; or in the case of rental projects, no more than 80% of the median income.

2. For ownership, Developer must meet the requirements of Section II-B-1(g) above, except that the terms shall be for no less than 20 years.

For rental projects, the Developer must comply with the requirements relating to the Affordable Rental Housing Program dwelling units available for a period of no less than 30 years to qualified persons.

3. If units are to be sold to home purchasers, developer must agree to make every reasonable effort to provide a package of financial enhancement to each unit, which would give a buyer an option to obtain below market financing, to the satisfaction of the City Council.
4. Developer must submit to the City an affirmative marketing program, which would be designed to encourage participation in sales or rental by local persons living or working in the local area. The developer must agree to not discriminate against any housing occupant on the basis of race, gender, color, religion, creed, marital status, ancestry or national origin.
5. The maximum allocation of housing units allowed pursuant to any Development Agreement in any one year shall not exceed 100 units and the phasing of the proposed project must reflect this limit.

B. Any application for a Development Agreement to produce 100% affordable housing must be accompanied by:

1. A complete Development Agreement application form together with all plans and fees.
2. Complete applications, together with the plans and fees required for each, for all discretionary permits which may be necessary for the project to be built, except Architectural Review Board applications, including, but not limited to, applications for environmental review, Comprehensive Plan Amendment, Annexation, Change of Zone, Tentative Sub-division Map, Planned Development Permit, etc.
3. A letter committing to meet the qualifying criteria noted above.

C. Within sixty (60) days of the acceptance by the Planning Division of a Development Agreement application to produce 100% affordable housing and all related applications for necessary discretionary permits, the Director of Community Development will present the requests to the City Council for a prescreening determination. The City Council may either authorize the further processing of the applications or reject the applications. The effect of rejection would be return of plans and fees to the

applicant and a one-year restriction on reapplication. Among the criteria the City Council may use in evaluating such pre-screening requests are:

1. If over concentration of low to moderate income housing in a given area might result from approving the project requests.
2. Location of the site in a sensitive area such as flood plain, steep slope, or limited access areas or other environmental criteria.
3. Relationship of the total project population needed to the Air Quality Management Program allocations available in future years.
4. Consideration of the type of dwelling units proposed and their location on the site.
5. Extent to which the requests meet or exceed the criteria stated above for Development Agreements for 100% affordable housing, including type of financing; and type of cost controls.

If the City Council authorizes the further processing of applications, then all applications will be processed concurrently. If the City Council rejects the applications, then all application plans and fees other than fees already incurred in processing will be returned to the applicant and no similar application for a 100% affordable housing project may be filed for the same property within a one year time period.

D No Development Agreement for a 100% affordable housing project will be finally approved and signed until and unless:

1. The project is fully consistent with the Comprehensive Plan.
2. All necessary discretionary approvals for the project are received, including approval by the Architectural Review Board and approval for annexation by the Local Agency Formation Commission (LAFCO), if required.
3. There is a specific finding as a part of the Development Agreement approval that sufficient population for the project is available under the adopted Air Quality Management Plan.
4. All Development Agreements must as a minimum meet the criteria of these guidelines, as set forth above.

DV/kjr/8-110

## APPENDIX A

## SALES PRICE FOR AFFORDABLE AND DENSITY BONUS UNITS

Explanation: These charts compare affordability for ownership housing at two levels of affordability: 110% of median income for affordable housing points and development agreements; and 120% of median income for density bonus and related incentives. The affordable maximum prices are shown at various fixed-rate loan levels, based on the assumptions provided by the City report. The number of bedrooms in each unit is shown. These prices may be increased by the City at the time of initial sale to reflect increases in the median income as reported by the U.S. Department of Housing and Urban Development since March, 1989 for the Oxnard/Ventura metropolitan area.

**AFFORDABLE HOUSING PROGRAM DEVELOPER AGREEMENT  
110% OF MEDIAN INCOME**

Lending Rate	Bedrooms	1	2	3	4
9%		\$109,800	\$124,300	\$142,100	\$168,700
10%		102,100	115,900	129,900	156,500
11%		92,100	107,700	119,900	143,200
12%		86,600	98,800	112,100	132,100
13%		81,000	91,500	103,200	124,300
14%		74,900	85,500	97,700	115,400

**DENSITY BONUS PROGRAM  
120% OF MEDIAN INCOME**

Lending Rate	1	2	3	4
9%	\$124,300	\$142,000	\$156,500	\$185,300
10%	113,200	128,800	142,100	172,000
11%	104,300	119,900	129,900	158,700
12%	95,400	110,400	122,100	147,600
13%	89,000	103,200	113,200	136,500
14%	83,300	96,600	106,500	127,600

wedt aa.txt

STATE OF CALIFORNIA )  
COUNTY OF VENTURA ) SS  
CITY OF SAN BUENAVENTURA )

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the City Council of said City at a regular meeting held on the 12th day of September , 1988, by the following vote, to wit:

AYES: Councilmembers Sullard, Francis, Drake,  
McWherter, Crew and Monahan.

NOES: Councilmember Villeneuve.

**ABSENT:** None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 13th day of September , 1988.

Bashaw J. Kau  
City Clerk

## APPENDIX B

## CALCULATION OF UNIT PRICES

Initial unit sale prices shall be calculated based on the following per person household and maximum monthly expense standards:

Chart 1

<u>Number of Bedrooms</u>	<u>Persons Per Households</u>
1	2
2	3
3	4
4	6

This table is for the purposes of calculating maximum unit price only. It shall not be construed to preclude households of any size from purchasing a unit with a different number of bedrooms than shown on this table.

Deductions for utilities, taxes and related expenses are estimated and may change over time. For Fiscal Year 1989-90, this amount is \$160, based upon City surveys.

Chart 2

<u>Household Size</u>	<u>Income (110%)</u>	<u>Expense</u>
1	\$33,500	\$ 840 160 = \$ 680
2	38,400	960 160 = 800
3	43,100	1080 160 = 920
4	47,500	1190 160 = 1030
5	51,800	1300 160 = 1140
6	55,700	1390 160 = 1230

<u>Household Size</u>	<u>Income (120%)</u>	<u>Expense</u>
1	\$36,600	915 160 = \$ 755
2	41,900	1050 160 = 890
3	47,000	1180 160 = 1020
4	51,800	1290 160 = 1130
5	56,500	1410 160 = 1250
6	60,700	1520 160 = 1360

Using the above charts and a payment book which lists monthly amortizing loan payments for different interest rates, it is possible to calculate the maximum size of loan affordable for each household size. To arrive at the total maximum price for a unit, add a 10% down payment to the maximum loan size calculated previously. All incomes are based on the March 1989 levels reported by the U.S. Department of Housing and Urban Development for the Oxnard/Ventura metropolitan area.



**EXHIBIT 4**  
**REDEVELOPMENT AGENCY**  
**HOUSING PRODUCTION PLAN**



## HOUSING PRODUCTION PLAN

### Introduction

California Health and Safety Code Section 33413(b) describes a redevelopment agency's housing obligations as follows:

1. At least 30 percent of all new or rehabilitated dwelling units developed by an agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 50 percent of the dwelling units required to be available at affordable housing costs to persons and families of low or moderate income shall be available at affordable housing costs to, and occupied by, very low income households.
2. At least 15 percent of all new or rehabilitated dwelling units developed within the project area by public or private entities or persons other than the agency shall be available at affordable housing cost to persons and families of low or moderate income. Not less than 40 percent of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to very low income households.

California Health and Safety Code Section 33413 was amended to include Section 33413(b)(4) as a result of AB 315 (Friedman), signed by the Governor October 12, 1991. This new Section requires a redevelopment agency to adopt a plan to ensure that within ten years low and moderate income dwelling units in the percentage described above, will have been built within the Project Area.

Section 33413(b)(4) reads as follows:

Each redevelopment agency shall adopt a plan to comply with the requirements of this subdivision for each project area. The plan shall be consistent with, and may be included within the community's housing element. The plan shall be reviewed and if necessary, amended at least every five years in conjunction with the housing element cycle. The plan shall ensure that the requirements of this subdivision are met every ten years.

HOUSING PRODUCTION PLAN

July 24, 1992

Page 2 of 8

The plan shall include estimates of the number of new or rehabilitated residential units to be developed within the project area and the number of units for very low income households and low-and moderate-income households which will be developed in order to meet the requirement of paragraph (2.) The plan shall also include estimates of the number of agency developed residential units which will be developed during the next five years, if any, and the number of units for very low income households and low- and moderate-income households, which will be developed during the same period of time to meet the requirement of paragraph (1.) If the requirements of this subdivision are not met by the end of each ten year period, the agency shall meet these goals on an annual basis until the requirements for the ten year period are met. If the agency has exceeded the requirements within the ten year period, the agency may count the units that exceed the requirement in order to meet the requirements during the next ten year period.

Plan for the Downtown Redevelopment Project Area

1. The number of low and moderate income dwellings built within the Downtown Redevelopment Project currently exceeds the minimum State requirement.

Garden Estates, the only residential project built to date, contains forty eight (48) units. The Agreement was signed February 9, 1987. The term of the Affordability requirements is until March 20, 2013.

The minimum number of units required to meet Section 33413(b) 2. is three units affordable to very low income households (50% of area median) and four units affordable to moderate income households (120% of area median.) Garden estates exceeds these minimum requirements. The project also replaces all 22 residential units that were demolished to provide for the project. Garden Estates provides 26 units affordable to low and moderate income households, as follows:

19 to households not exceeding 120% of area median

3 to households not exceeding 50% of area median

4 to households meeting HUDs Section 8 requirements  
(50% area median)

2. The Redevelopment Agency encourages each project containing residential units to conform to the requirements of Health and Safety Code Section 33413 (b) 1 and 2.

The Redevelopment Agency will comply with the requirements of Health and Safety Code Section 33413 (b) 1 and 2 within the Downtown Redevelopment Project Area by encouraging each public and private developer and the Redevelopment Agency, to provide within their developments, units affordable to low and moderate income households and very low income households in accordance with the percentages specified in Health and Safety Code Section 33413 (b) 1 and 2. At the time the Agency approves a Disposition and Development Agreement or Owner Participation Agreement for a project that includes residential units, the Agency will either adopt a Resolution making a finding that the project contains the number of affordable units required by this Section, or if the project does not contain the number of affordable units required by this Section, the Agency will indicate in the Resolution the number of affordable units still needing to be constructed to meet the requirements, and the time remaining for the Agency to cause their construction.

HOUSING PRODUCTION PLAN

July 24, 1992

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The Agency will review these resolutions with each residential project approved to ensure that all required affordable units have been built.

3. All affordable units shall remain affordable for 30 years after they are constructed.

Health and Safety Code Section 33413 (c) requires that affordable dwelling units developed within the Project Area remain affordable at least as long as the land use controls of the Downtown Redevelopment Plan remain in effect, or for the longest period of time that the Agency determines to be feasible. The land use controls of the Downtown Redevelopment Plan will remain in effect until March 20, 2013. The Agency has determined that the longest feasible time for the dwelling units to remain at affordable costs is 30 years after the completion of their construction, and recorded restrictions will be imposed to assure that all affordable dwelling units developed within the Project Area shall remain at affordable costs for that period of time.

4. The Redevelopment Agency shall cause the replacement of low and moderate income housing units removed or demolished subject to an Agreement with the Agency, within three years of their demolition.

Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within three years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons or families of low and moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the City. Of the total number of replacement units, 75% shall be affordable to the same income level household as the demolished or removed units.

5. The Agency shall use its Low and Moderate Income Housing Fund to increase, improve and preserve the supply of low and moderate-income housing within the City.

Funds may be used to make grants to other agencies such as the Housing Authority or non profit organizations, who will use the funds to acquire, construct or rehabilitate low and moderate income housing within the City.

Funds may be used to acquire property within the Downtown Redevelopment Project Area that will be used for low and moderate income housing.

Funds may be used to make on or off-site improvements for privately developed residential projects. The amount of such subsidy will be consistent with the number of low and moderate income units to be provided.

Funds may be used to subsidize the acquisition or rehabilitation of units affordable to low and moderate income families.

Funds may be used for any other activity consistent with Health and Safety Code Section 33334.2 et. seq.

6. The Downtown Redevelopment Plan designates specific areas for residential development, but cannot guarantee that these areas will be redeveloped with residential projects. Whether or not they are redeveloped will depend in part on the City of San Buenaventura Residential Growth Management Plan. Some or all of these blocks may receive allocations to allow them to be redeveloped for residential purposes. Redevelopment will also depend on market demand for residential units and the economic feasibility of assembling and relocating existing uses for a redevelopment project.

It is estimated that by December 31, 2002, 19 low and moderate income units may have been constructed in the Downtown Redevelopment Project Area by entities other than the Redevelopment Agency. These units will replace 17 units that will need to be demolished as part of the redevelopment of the selected sites. The 17 replacement units will be constructed on Blocks E, F and B where residential development is planned. At the time a development is planned, a survey will be conducted of each of the units then existing. Depending upon the income of the occupants at the time, the affordability standards for the replacement units will be established. The Agency will either replace the actual number of units affordable to very low income households or the number required by Section 33413 (b) 2, whichever produces the greater number of dwelling units affordable to very low income households.

UNITS ESTIMATED TO BE CONSTRUCTED  
 PER HEALTH AND SAFETY CODE 33413 (B) (2)

	<u>Block B</u> (part)	<u>Block E</u> (part)	<u>Block F</u> (part)	<u>Total</u>
Existing Units	17	0	1	18
Acres	1.28	1.02	1.27	3.57
Total Future Units @ 30/ac	38	30	38	106
Total Units Very Low, Lower and Moderate @ 15% of total	6	5	6	17
Very Low Income Units @ 40% of Very Low, Lower and Moderate Units	3	2	3	8

In addition to the residential units planned on Blocks B, E and F there are other blocks where residential development may occur during the term of the this Plan subject to the constraints described above. These are described below for informational purposes only.

	<u>Block J</u> (part)	<u>Block L</u>	<u>Block M</u> (part)	<u>Total</u>
Existing Units	0	0	0	0
Acres	3.64	2.26	3.53	9.43
Total Units @ 30/acre	109	68	106	283
Total Units Very Low, Lower and Moderate @ 15%	16	10	16	42
Total Units Very Low Income @ 40% of the Very Low, Lower and Moderate Income	7	4	6	17

7. The estimate of low and moderate income units cited above can be accommodated within the Housing Element of the City of San Buenaventura and are consistent with the Housing Element.

8. The Agency does not expect that any dwelling units within the Downtown Redevelopment Project Area will be rehabilitated.

HOUSING PRODUCTION PLAN

July 24, 1992

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Plan for the Mission Plaza Redevelopment Project

The Mission Plaza Redevelopment Project has no areas where additional housing units will be redeveloped. However, the Mission Plaza Project is required to set aside funds for Low and Moderate Income Housing, subject to satisfying its obligation to repay existing obligations. The Redevelopment Agency will use the funds accumulated in the Low and Moderate Income Housing Funds to do the following:

Funds may be used to make grants to other Agencies such as the Housing Authority or non profit organizations, who will use the funds to acquire, construct or rehabilitate low and moderate income housing.

Funds may be used to acquire property outside the Mission Plaza Redevelopment Project Area which will be used for low and moderate income housing.

Funds may be used to make on or off site improvements for privately developed residential projects. The amount of such subsidy will be consistent with the number of low and moderate income units to be provided.

Funds may be used to subsidize the acquisition or rehabilitation of residential units affordable to low and moderate income families.

Funds may be used for any other activity consistent with Health and Safety Code Section 33334.2 et. seq.

## HOUSING PRODUCTION PLAN

July 24, 1992

Page 8 of 8

### Beachfront Redevelopment Project Area

The Beachfront Redevelopment Project has no areas where additional housing units will be redeveloped. However, the Beachfront Project is required to set aside funds for Low and Moderate Income Housing, subject to satisfying its obligation to repay existing obligations. The Redevelopment Agency will use the funds accumulated in the Low and Moderate Income Housing Funds to do the following:

Funds may be used to make grants to other Agencies such as the Housing Authority or non profit organizations, who will use the funds to acquire, construct or rehabilitate low and moderate income housing.

Funds may be used to acquire property outside the Beachfront Redevelopment Project Area which will be used for low and moderate income housing.

Funds may be used to make on or off site improvements for privately developed residential projects. The amount of such subsidy will be consistent with the number of low and moderate income units to be provided.

Funds may be used to subsidize the acquisition or rehabilitation of residential units affordable to low and moderate income families.

Funds may be used for any other activity consistent with Health and Safety Code Section 33334.2 et. seq.

August 3, 1992

**EXHIBIT 5**

**CHECKLIST TO CONFIRM**

**LACK OF AT-RISK UNITS**



Attachment A

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS  
PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction CITY OF SAN BUENAVENTURA

Date AUGUST 1992

1. HUD programs:

Section 8 Lower-Income Rental Assistance project-based programs:

- New Construction
- Substantial or Moderate Rehabilitation
- Property Disposition
- Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.

units for our jurisdiction in the above inventory are not at risk during the ten-year analysis period; no units are at risk until \_\_\_\_\_ (year).

2. Community Development Block Grant program (CDBG)

jurisdiction has not used CDBG funds

jurisdiction has not used CDBG funds for multifamily rental units

although CDBG funds have been used for multifamily rental rehabilitation, staff responsible for this program indicate there are no affected units because ~~CDBG funds were used to leverage other rental rehab funds and~~ ~~CDBG funds were only loaned to owners and have been repaid~~

3. Redevelopment programs

jurisdiction does not have a redevelopment agency

redevelopment funds have not been used on multifamily rental units; or

Page Three  
Attachment A Checklist

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

jurisdiction has no projects approved pursuant to this law  
 staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

**EXHIBIT 6**

**CITY COUNCIL RESOLUTION**

**APPROVING THE HOUSING ELEMENT**

RESOLUTION NO. 93-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SAN BUENAVENTURA APPROVING AN AMENDMENT TO THE  
HOUSING ELEMENT OF THE COMPREHENSIVE PLAN

The City Council of the City of San Buenaventura does resolve as follows:

SECTION 1: An Amendment to the Housing Element of the Comprehensive Plan (hereinafter "Amendment") has been initiated by the City for the purpose of addressing comments by the State Department of Housing and Community Development and new State Law, and is attached hereto as Exhibit "A."

SECTION 2: All proceedings having been duly completed as required by law, including public testimony at a public hearing, the City Council finds the following:

1. The proposed Amendment to the Comprehensive Plan is internally consistent and encourages the Comprehensive Plan's Visions for Ventura, including continued efforts for housing to be available to people of all incomes and for preservation and enhancement of its neighborhoods.

2. On the basis of the Initial Study, analysis of available information, comments received during the public review period and the record as a whole, it is hereby found that there is no substantive evidence that the project will have a significant effect on the environment and there is no evidence that there will be an adverse effect on fish or wildlife habitats or resources and the project is De Minimis in its affect on fish and wildlife.

3. A Negative Declaration has been adopted for the proposed project and the City Council has considered the Negative Declaration together with any comments received during the review process.

4. The State Department of Housing and Community Development has reviewed the City's draft Housing Element, attached hereto as Exhibit "A" and found it to be in compliance with State Law. This determination was based, among other things, on the City meeting its Regional Housing Needs Assessment (RHNA) numerical targets through construction and new housing programs.

SECTION 3: Based on the foregoing, the City Council hereby approves the amendment to the Comprehensive Plan Housing Element as set forth in Exhibit "A" and incorporated herein by this reference and authorizes the City Manager to forward the adopted Housing Element to the State Department and Community Development.

PASSED AND ADOPTED this 25th day of October, 1993.

  
Barbara J. Kam  
City Clerk

STATE OF CALIFORNIA                      )  
COUNTY OF VENTURA                      )  
CITY OF SAN BUENAVENTURA              )      ss

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, California do hereby certify that the foregoing Resolution was passed and adopted by the City Council of the City of San Buenaventura at a regular meeting thereof, held on the 25th of October, 1993 by the following vote:

AYES:     Councilmembers Buford, Bean, Tuttle,  
             Tingstrom, Monahan, Collart and Carson.

NOES:     None.

ABSENT:   None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Buenaventura this 26th day of October, 1993.

  
Barbara J. Kam  
City Clerk

**EXHIBIT 7**

**STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**COMPLIANCE FINDING**



## DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430

P.O. BOX 952053

SACRAMENTO, CA 94252-2053

(916) 323-3176 FAX (916) 323-6625

SU JAN -5 1994 65

RECEIVED

JAN 06 1994

December 31, 1993

Comm. Dev./Finance Admin.

Mr. John Baker  
City Manager  
501 Poli Street  
P.O. Box 99  
Ventura, California 93002-0099

Dear Mr. Baker:

**RE: Review of San Buenaventura's Adopted Housing Element**

Thank you for submitting San Buenaventura's adopted housing element, received November 4, 1993, for our review. As you know, we are required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h).

As you know, our April 9, 1993 review letter found that the revised draft housing element met the statutory requirements of the law provided the City completed adoption of the proposed Downtown Specific Plan. According to Ms. McCarty, the specific plan was recently adopted. We are therefore pleased to find that the City's adopted element complies with state housing element law (Article 10.6 of the Government Code).

We appreciate the City's effort to complete the adoption of the housing element and the Downtown Specific Plan. We applaud the creative and insightful residential development strategies incorporated in the Downtown Specific Plan and encourage the City to expeditiously implement what is certain to be an effective downtown revitalization and development plan.

For your information, Chapter 695, Statutes of 1993 (AB 2172) amended Government Code Section 65588 extending the planning period for all housing elements by two years. As a result, the current statutory planning period for the City's housing element has been extended from June 1994 to June 1996.

The next statutory update for the City's housing element therefore will be due July 1, 1996. This extension offers the City additional time to implement its housing element and accommodate regional housing needs. We are enclosing a copy of a technical bulletin, which includes the enrolled version of the bill, describing the amendment.

To assist local governments in implementing their housing programs, this Department will again be allocating funds from the Home Investment Partnership Program (HOME), one of the new federal housing programs created by the National Affordable Housing Act. Local governments can use HOME funds to expand the resources available for housing rehabilitation, acquisition of land and structures, tenant-based rental assistance, and under certain circumstances, new construction.

As you are probably aware, San Buenaventura is an eligible applicant for HOME funds through the Department. The next Notice of Funding Availability is scheduled for release in the Spring of 1994. The Department's HOME program regulations include housing element status as a rating factor in the competitive application process for HOME funds. Jurisdictions with an adopted housing element in compliance with State law, as determined by this Department, will receive significant extra points if their application meets the threshold criteria.

The Department's finding of compliance for the adopted element will ensure that applications from the City for HOME funding within the current planning period (1989-1996) will be eligible for the bonus points. For more information about the HOME program, please contact Chris Webb-Curtis of this Department at (916) 327-3586.

We encourage the City to annually monitor its progress in implementing the housing element in accordance with program 23 of the element. As you may know, Government Code Section 65400 requires each local planning agency to provide an annual report to its legislative body on the status of the local general plan and the progress in its implementation. Chapter 1441, Statutes of 1990, added that this annual report must also include the locality's progress in meeting its share of the regional housing need (for each income group) determined pursuant to Section 65584. Chapter 889, Statutes of 1991, requires that a copy of this report be submitted to the HCD within 30 days of its receipt by the local legislative body. We appreciate the City's efforts to complete the adoption of the housing element and wish you continued success in its implementation.



C124913375

Mr. John Baker  
Page 3

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in black ink, appearing to read "T.B. Cook".

Thomas B. Cook  
Deputy Director

cc: Loretta McCarty, Project Manager, City San Buenaventura  
Karen Flock, Cabrillo Economic Development Corp.  
Karen Warner, Cotton/Beland/Associates  
David Booher, California Housing Council  
Western Center on Law & Poverty  
Jonathan Lehrer-Graiwer, Attorney at Law  
Ana Marie Whitaker, Calif. State University Pomona  
Ginger Gherardi, Ventura County Transportation Commission  
Joe Carreras, Southern California Association of Governments  
Kathleen Mikkelson, Deputy Attorney General  
Bob Cervantes, Governor's Office of Planning and Research  
Dwight Hanson, California Building Industry Association  
Kerry Harrington Morrison, California Association of Realtors  
Marc Brown, California Rural Legal Assistance Foundation  
Rob Wiener, California Coalition for Rural Housing  
Susan DeSantis, The Planning Center

